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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Tring

OFFERS IN EXCESS OF

£1,050,000

Select homes of Sterling have been invited to market this truly exceptional family home to the open market. The property has been extended and refurbished to the highest of standards throughout and now offers wonderful flowing accommodation spaciouly arranged over two floors yet still retains the possibility for further enlargement by means of attic conversion STNP. Boasting a Southerly plot circa 200 ft.

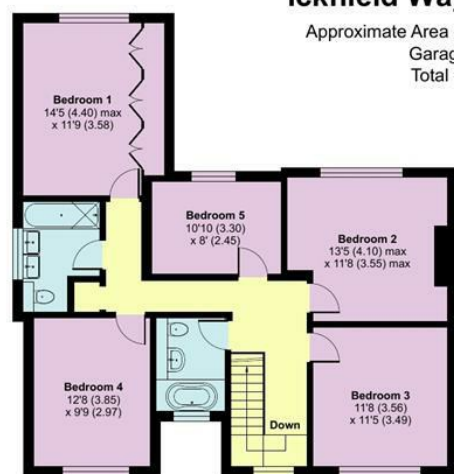


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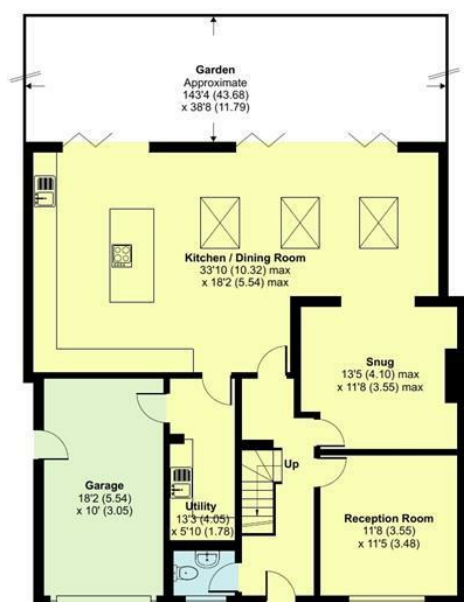
## Icknield Way, Tring, HP23

Approximate Area = 2045 sq ft / 189.9 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Total = 2227 sq ft / 206.8 sq m

For identification only - Not to scale

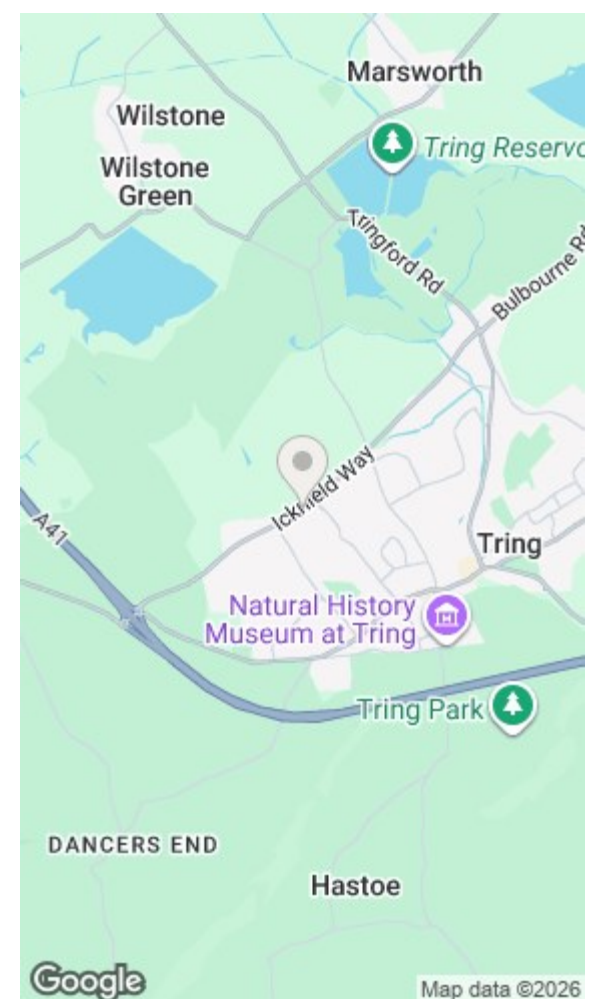


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Sterling Homes. REF: 1347273.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	86		





A stunning family home measuring over 2200 sq ft in total with the advantage of a Southerly facing 200 ft rear garden in excellent condition.



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#### Ground Floor

The spacious entrance hall welcomes you into the property where a door to the right hand side opens to a dedicated reception room which over looks the front of the property. A second door to the right hand side opens to the snug which cleverly interlinks the stunning open plan kitchen/dining/ family room which spans the entire width of the property. The snug boasts a working open grate fireplace making it a real cosy space for those cold winter evenings while the kitchen/dining/family space has two sets of bi-folding doors making the perfect 'chill out' zone with family and friends in the summer months. The kitchen comprises a comprehensive range of high gloss base and eye level units with slate work surface over and several drawer units under. Central island feature with four ring halogen hob recessed with extractor over and slate worktop and breakfast bar area. One and a half bowl sink with mixer tap over. Integrated dishwasher and integrated stainless steel fronted electric ovens. Integrated full height fridge and freezer. Under cupboard lighting. There is also a separate utility Fitted with a range of high gloss base and eye level units with roll top work surface over. Stainless steel double bowl sink with mixer tap and drainer. Space and plumbing for automatic washing machine and tumble drier. High level window to the front aspect. Power points. Solid wood flooring and tiled effect flooring. Door to garage. A ground floor cloakroom is fitted with a white two piece suite comprising low level wc and wash basin with tiled splashback.

#### First Floor

A light and airy first floor landing with doors opening to all first floor bedrooms and family bathroom and a UPVC double glazed window to the front with views towards Wilstone reservoirs and Mentmore beyond. Power points. Wall mounted radiator. Hatch to loft space with excellent scope to convert STNP. Storage cupboard with ample shelving space. There are five double bedrooms with three of them including the principal bedroom overlooking the rear aspect and two overlooking the front. The main bedroom also boasts a range of fitted wardrobes which extend the length of the room and provide ample hanging and storage space. Both of the bathroom are luxuriously appointed, one of which has his and hers twin wash basins.

#### Outside

A five bar wooden gate opens to an extensive driveway which is laid to gravel and provides ample parking for several cars. A single garage with metal up and over door, power, light, fuse box and meters. An extensive rear garden measuring approximately 200ft in length and south facing in aspect. A raised timber decked area to the rear of the house with Indian sandstone patio area has steps leading down to the main part of the garden which is laid to lawn and enclosed by fencing. Several mature borders. Towards the rear of the garden is a children's play area laid to wood chip and extending to a concealed area at the very rear boundary with compost heap and timber framed garden shed.

#### The Location

Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit. The property is within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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