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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes
in many forms...



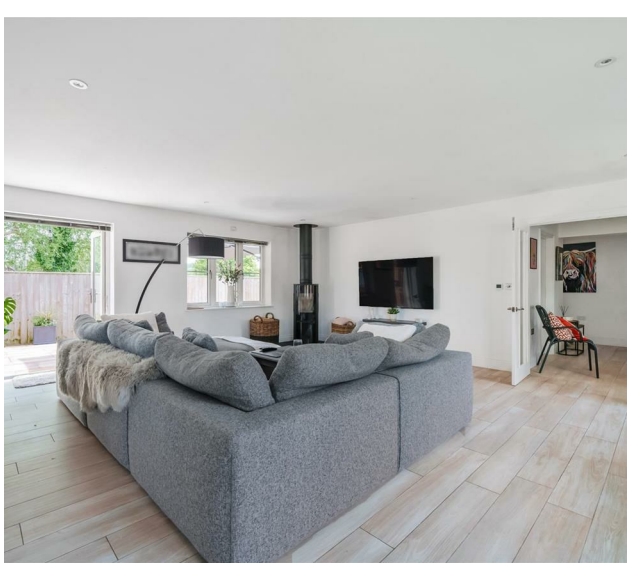
Aldbury, Tring
OFFERS IN EXCESS OF £1,200,000

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A rare chance to purchase a nearly new barn conversion in a select development in between Aldbury, Tring and Berkhamsted. Upgraded to high standards by the current owner the property also boasts a useful garden cabin, double garage, private garden and wonderful al fresco entertaining space.



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Chiltern Hills Close, Aldbury, Tring, HP23

Approximate Area = 1684 sq ft / 156.4 sq m
Garage = 296 sq ft / 27.4 sq m
Outbuilding = 128 sq ft / 11.8 sq m
Total = 2108 sq ft / 195.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1136227

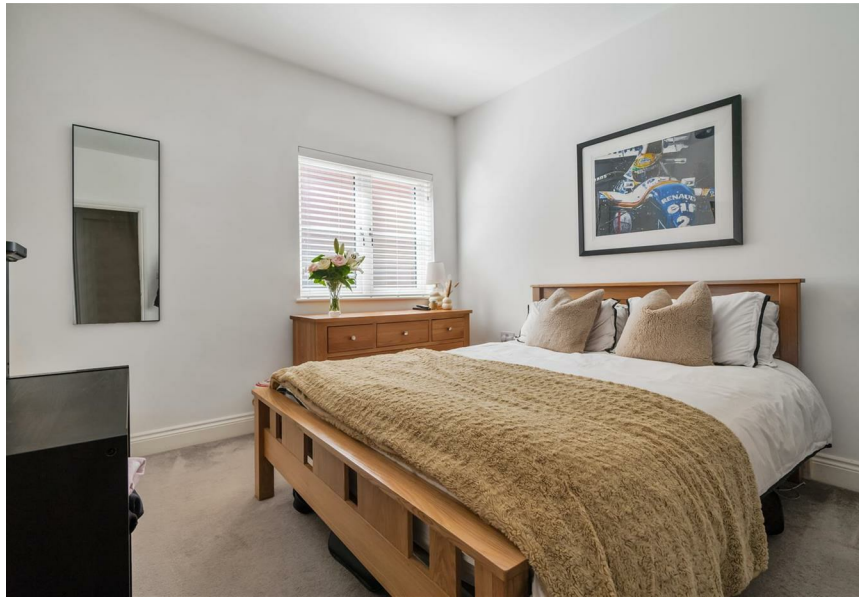
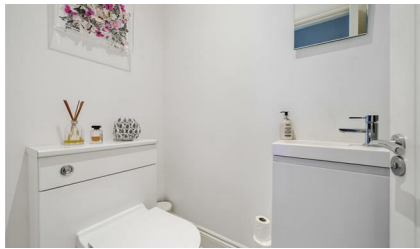


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Offering three double bedrooms, two bathrooms and a stunning open plan living/dining/ kitchen space.



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The Property

With all accommodation on the ground floor the spacious entrance hall has doors opening to all accommodation. On the right hand wing of the property are the three double bedrooms and the luxuriously appointed family bathroom. The principal bedroom has the advantage of a dedicated ensuite shower room while there is also a separate guest cloakroom just off the entrance hall. The main reception area is a stunning 'L' shaped space zoned into a living space, large dining/entertaining space and a comprehensively fitted kitchen which includes a breakfast bar incorporated to the work surfaces. The living area also boast a contemporary wood burning stove and is flooded by natural light by the triple aspect windows and French doors opening to the rear.

Outside

To the front of the property is a block paved driveway which leads to the double garage which has a courtesy door to the rear garden. A low level brick wall encloses a garden area to the front which is laid to lawn with a pathway leading to the front door. The rear garden is ideal for entertaining. Directly off the principal reception area French doors open to an exceptionally private patio area which is laid to Indian sandstone paving and has a wall mounted external television to enjoy major sporting event with family and friends or even an outside movie night into the summer! A further garden area which is laid to lawn with secondary patio area also leads to the outside garden cabin which has been fitted to a high standard and includes, power, light insulation and makes an ideal addition to the main house.

Chiltern Hills - The development

Chiltern Hills is a contemporary and exclusive nearly new development of 10 high quality 3 & 4 bedroom new homes positioned on what used to be an old farmhouse, situated on the fringes of the beautiful village of Aldbury in the Bulbourne Valley. With an idyllic semi-rural setting and a location of immediate distinction, these superbly crafted family homes offer a lifestyle of privacy, security and absolute exclusivity where beautiful countryside views are visible from almost every angle. These homes have been designed to appeal to everyone. Comfortable and elegant layouts are light and spacious, and have been finished to the highest standards with modern shaker style kitchens complemented by 'Bosch' appliances and quartz worktop surfaces, luxury bathrooms, quality tiled flooring with underfloor heating on the ground floor.

The Location

Charming and characterful, Aldbury lies between the quaint market town of Tring and the increasingly metropolitan town of Berkhamstead. This quintessential English village is known for its 'chocolate box' appeal and has been used many times for TV and film. For families there is an excellent primary school which feeds into the regarded Tring secondary school and there is also a couple of choices for those who prefer private education. Nearby is the lovely open spaces of Ashridge Park, a haven for golfers, horse riders and walkers, perfect for fun family days out. For the commuter there are excellent transport links. Tring mainline station is approximately one mile away with trains into London in just 40 minutes. Also close by are the excellent motorway networks including the A41, M25 and M1.

Agents Information For Buyers

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 principle.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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