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you to **sell** or **let** your property?
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Temptation comes in many forms...



Tring
£7,500 PER CALENDAR MONTH

Tring

PER CALENDAR MONTH

£7,500 Per Calendar Month

A rare opportunity to rent a historic Tring property which is presented for let to an exceptionally high specification and with a large Southerly plot and double garage. An updated Georgian farmhouse set behind a gated driveway of over 300 ft from the road with a stunning open plan kitchen/dining/family room being the centre piece of this property which measures over 4,500 sq ft in total. AVAILABLE NOW. FURNISHED OR UNFURNISHED. PETS CONSIDERED.



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Station Road, Tring, HP23

Approximate Area = 3912 sq ft / 363.4 sq m
Garage = 479 sq ft / 44.5 sq m
Total = 4391 sq ft / 407.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1373715



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





With the main house approaching 4,000 sq ft and boasting a balcony off the main bedroom with stunning views.



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Ground Floor
The front door opens to a grand reception hall which has an ornate fireplace to one wall and stairs with glass and Oak balustrade rising to the first floor. A door opens to a dedicated living room which has a window overlooking the rear garden and a cast iron wood burning stove making this a really cosy room for the winter nights inside. A second door from the reception hall opens to a ground floor cloakroom while the third door opens to a simply magnificent entertaining space. The centre piece of this home is the simply stunning open plan kitchen/dining/ family room which is flooded with natural light by means of three windows to the front aspect and two sets of bi-folding doors opening to the rear and side gardens. The kitchen area is fitted with a range of base and eye level units and incorporates a large central island. From here a door opens to the inner lobby where the utility room and two of the six bedrooms are positioned. The bedrooms also share the use of a 'Jack & Jill' ensuite shower room.

First Floor
A spacious landing area has doors opening to a further four double bedrooms which all boast their own ensembles. Two of the bedrooms are positioned overlooking the front of the property while the other two over look the rear. The principal bedroom with large ensuite bathroom to include a walk in shower cubicle, free standing bath and his and hers was basins also has the sole use of a large balcony overlooking the garden and the stunning countryside beyond.

Outside
Accessed via wrought iron gates the extensive driveway leads to the courtyard area at the front of the property where the double garage with electric doors is position alongside the parking. Directly to the rear of the house is a large flagstone patio area - ideal for summer parties which also leads to the main part of the extensive Southerly facing gardens which are laid to lawn which is fully enclosed with post and rail fencing and a variety of mature planting to both side boundaries..

Distance to Stations
Tring Station (0.3 Miles)
Berkhamsted Station (4.4 Miles)
Cheddington Station (5.4 Miles)
Wendover Station (7.5 Miles)

Distance to Schools
Grove Road Primary School (0.9 Miles)
Tring School (1.0 Miles)
Dundale Primary School and Nursery (1.2 Miles)
Tring Park School for the Performing Arts (1.2 Miles)
Bishop Wood Church of England Junior School (1.4 Miles)
Berkhamsted School - Girls (4.4 Miles)
Berkhamsted School - Boys (4.4 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a previous tenancy with us to any new landlord/agent.

Material Information
Rent - £7,500.00 per calendar month (£1,730.76 per calendar week)
Deposit - £10,384.62
Tenancy Term - 12 Months
Council Tax Band - F (Dacorum Borough Council)
Pets Considered - Yes



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