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Tring

OFFERS IN EXCESS OF £750,000



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Tring

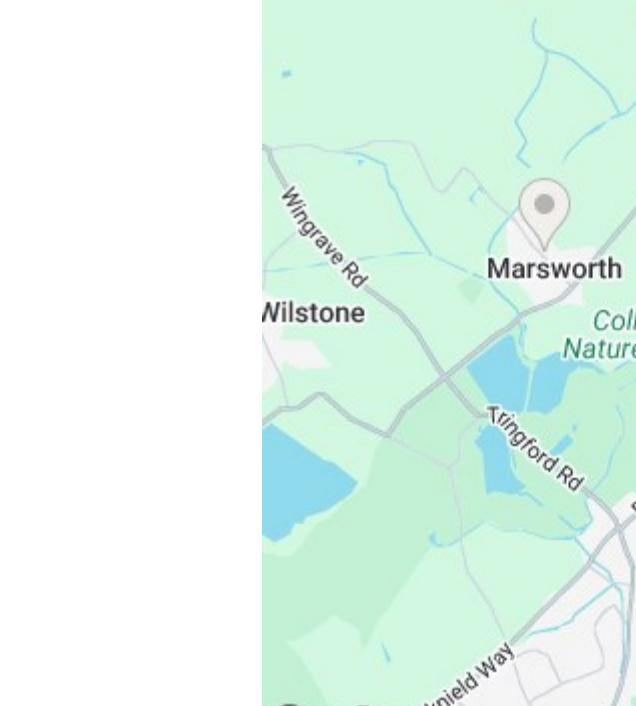
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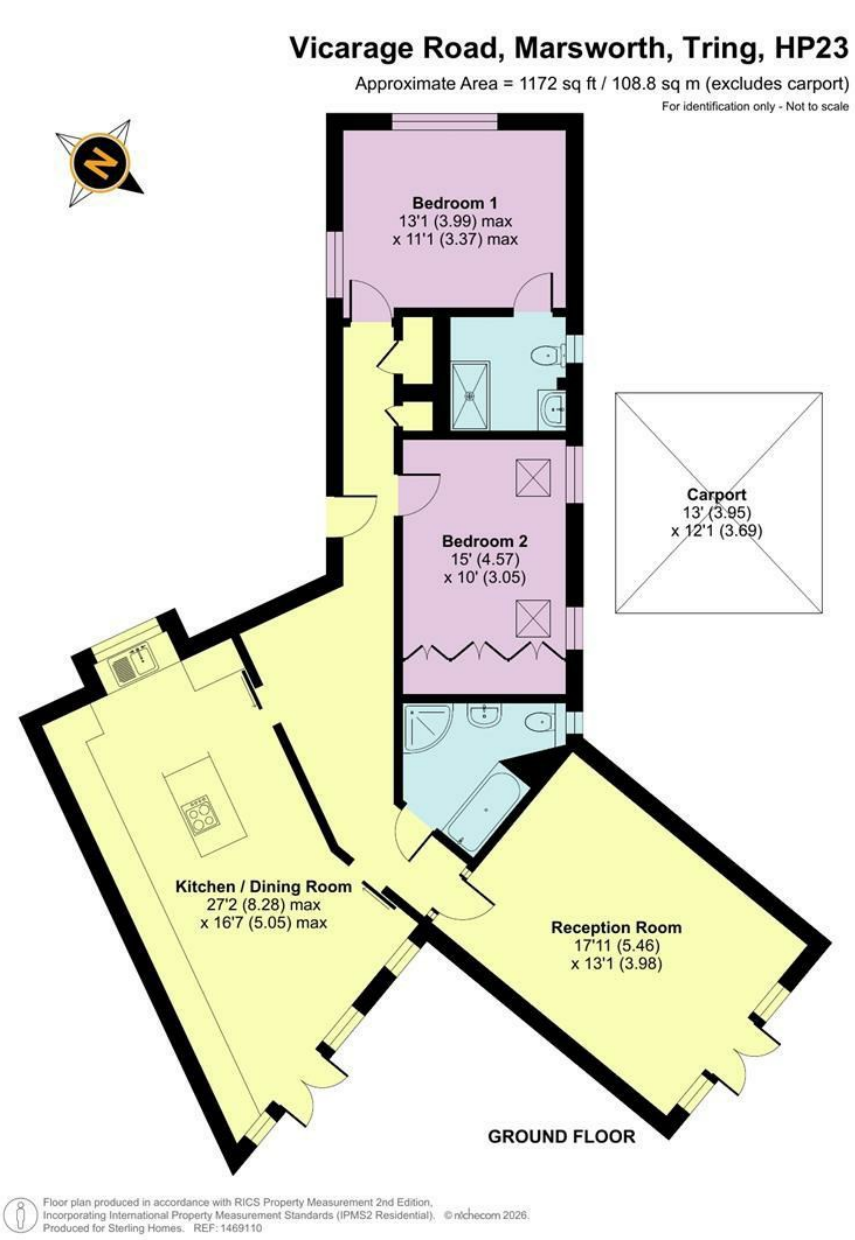
" SOLD WITH NO ONWARD CHAIN COMPLICATIONS " A rare chance to purchase a barn conversion style, lateral living home just outside of central Tring in a popular village setting. The property has been extended and upgraded to an exacting standard to include a large open plan kitchen/breakfast/dining room, a main reception room with vaulted ceiling and two exceptional bedrooms along with two high spec bathrooms. An internal inspection is critical.

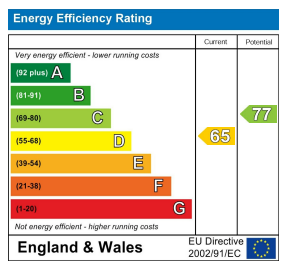


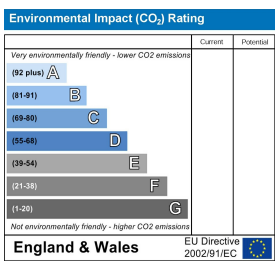




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A rare chance to purchase a detached home of immense character being sold with no onward chain.





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The Property
The front door opens to a spacious reception hall where clever concealed sliding pocket doors open to the kitchen/breakfast room and to the dining room. There are Crittall style French doors with glass inserts opening to the main reception room. The kitchen area has been comprehensively fitted with a high grade range of base and eye level units and incorporating a central island breakfast bar and a number of integrated appliances. This area is open plan to a dedicated dining space where there are floor to ceiling windows and a vaulted ceiling with French doors opening to the garden. At the very rear of the property is the main reception room which also boasts a vaulted ceiling, cast iron wood burning stove and exposed timber beams. The main family bathroom has been fitted with a luxuriously appointed four piece suite to include both a panelled bath and separate shower unit. The main bedroom which is positioned at the front of the property also has a luxuriously appointed ensuite shower room. There are a comprehensive range of fitted wardrobes in the second bedroom while the extensive attic space offers further potential with this home.

The Outside
Secure, electronically operated gates open to a good size driveway providing ample secure parking and leads to a good size carport. To the rear of the property is a flagstone patio area which leads to the main portion of the garden which is laid to lawn. Fully enclosed by fencing the rear garden backs onto an area of dense woodland really giving you the feeling of being in the countryside. To one corner of the rear boundary is a second area of flagstone patio with pergola over.

The Location
The property offers family living in a stunning rural setting combined with quick and easy transport connections. Tring Reservoir is very close by and Ivinghoe Beacon National Trust Estate offers beautiful surroundings for that early morning dog walk. Boats are available to hire on the Grand Union canal at nearby Pitstone Wharf and a traditional Sunday lunch at the Red Lion is within a ten minute walk. Aylesbury Vale swimming and fitness centre, the Tring Leisure Centre or Chesham heated open air pool will appeal to the inner fitness fanatic. Alternatively pamper yourself at the prestigious heath and beauty facilities at near by Champneys. Budding Rory Mcilroy's will be well catered for with several clubs including Aylesbury Vale, Stocks, Ashridge and Chiltern Forest all close by.

Education In The Area
There are some outstanding educational facilities on offer too, with a choice of independent and state schools catering for children of all ages. There are a selection of primary schools in Tring and the prestigious Berkhamsted Prep School is a 2-11 co-educational school with a high academic standard. Tring Park School for the Performing Arts is a performing arts and academic school for pupils who show talent in one or more of dance, drama and musical theatre. Tring School is an Ofsted rated good, 11-18 co-educational Academy School with 72% of pupils achieving 5 GCSEs (A*-C) or more. Aylesbury Grammar School and Aylesbury High School are also close by.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. The charge for this is £75 plus VAT per person.
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