



**AITCHISONS**  
Country House Department

Thrift Cottage | Park Road | Tring

## Thrift Cottage

Park Road | Tring | Hertfordshire | HP23 6BU



A stunning Rothschild house with magnificent indoor heated swimming pool, set within secluded formal gardens of approaching two acres, on the edge of this sought after market town in the Chiltern Hills.

### ACCOMMODATION

#### GROUND FLOOR

Entrance Hall | Drawing Room | Dining Room | Family Room | Kitchen/  
Breakfast Room | Utility Room | Conservatory | Gym/5th Bedroom  
Shower/Cloaks Room | Pool House

#### FIRST FLOOR

Master Bedroom with En Suite Bathroom | Three Further Bedrooms  
Family Bathroom

#### EXTERIOR

Four Car Garage with Games Room/Office Above | Beautiful Landscaped  
Gardens | About 1.8 Acres

*Tring ½ mile, Tring Station 2.4 miles, Berkhamsted 6 miles, M25 (Junction 20) 15 miles.*

### DESCRIPTION

Thrift Cottage is a handsome Victorian house built by the Rothschilds as part of the Home Farm for the Tring Park Estate. It is thought to have been constructed in about 1877, but has subsequently been altered and enlarged to form a delightful family home, whilst still retaining many period features. It also provides luxurious additions, including the magnificent indoor heated swimming pool, which was added in about 2000. This fabulous building forms a stunning recreational area, ideal for entertaining; however, it

would also provide exceptional space for alternative uses, or additional living accommodation, if required.

The splendid detached garage is also a recent addition and provides space for four cars plus a workshop, as well as having a spacious first floor games room with separate WC.

The main house has charming accommodation, retaining many attractive period features, and boasts a



splendid 30' drawing room, fitted oak kitchen and large conservatory, which links the house to the pool room.

On the first floor the master bedroom has an en suite bathroom and the three further bedrooms are served by the family bathroom. A large loft storage area could be enlarged and altered to form further first floor accommodation, subject to the usual permissions.

### EXTERIOR

The gardens of Thrift Cottage are delightful, having been expertly landscaped to provide a park-like setting for the house. The gardens are planted with a wide variety of trees including Ornamental Maples and other specimens, which form vivid splashes of colour throughout the year.

The grounds are divided into a number of 'garden rooms', leading from one to another, to form individual areas, including a lovely Japanese garden with interlinking ponds, a home to magnificent coy carp.

The property is situated along a private driveway which wends its way through a delightful enclave of neighbouring properties, principally converted farm buildings and the original farmhouse. Brick piers lead to the private driveway of the property and the large four car garage lies just inside the entrance. Mature trees flank the driveway,

which leads to further parking in front of the house.

### LOCATION

Situated just off Park Road, on the edge of Tring, the house is extremely convenient for all of the amenities provided within the town, which include a good shopping centre in the High Street with M&S Food Hall and a Tesco supermarket just out of town. Both state and private schools, for children of all age groups, are also close by, including the renowned Tring School for Performing Arts and Berkhamsted Public School for both boys and girls, a short distance away in nearby Berkhamsted.

Tring Station provides a regular rail service to London (Euston 40 minutes) and the A41 bypass is close by for a fast link to the M25 (Junction 20) at Kings Langley.

Much of the surrounding countryside is designated as being An Area of Outstanding Natural Beauty and features Tring Park and Tring Reservoirs, which are renowned Nature Reserves, as well as The National Trust 5,000 acre Ashridge Estate encompassing Ivinghoe Beacon and part of The Ridgeway National Trail along the Chiltern Hills. The wide range of leisure facilities include the renowned Champneys Health Resort, walking and riding and the nearby golf courses which include Ashridge, Berkhamsted and The Grove.



### DIRECTIONS

From Berkhamsted take the A4125 to Tring and in the middle of the town turn left into Akeman Street and proceed to the end past the Zoological Museum, turning right into Park Road and after about two hundred yards the entrance to Home Farm will be seen on the left, with Thrift Cottage lying at the end of the driveway.

### SERVICES

All mains services provided.

### LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH

Tel: 01442 228000

Council Tax Band: H

### VIEWING

Strictly by appointment with Aitchisons Country House Department  
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**Fax:** 01442 384601

**154/158 HIGH STREET  
BERKHAMSTED  
HERTS  
HP4 3AT**

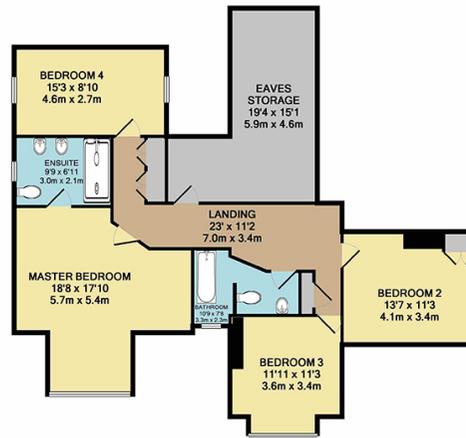
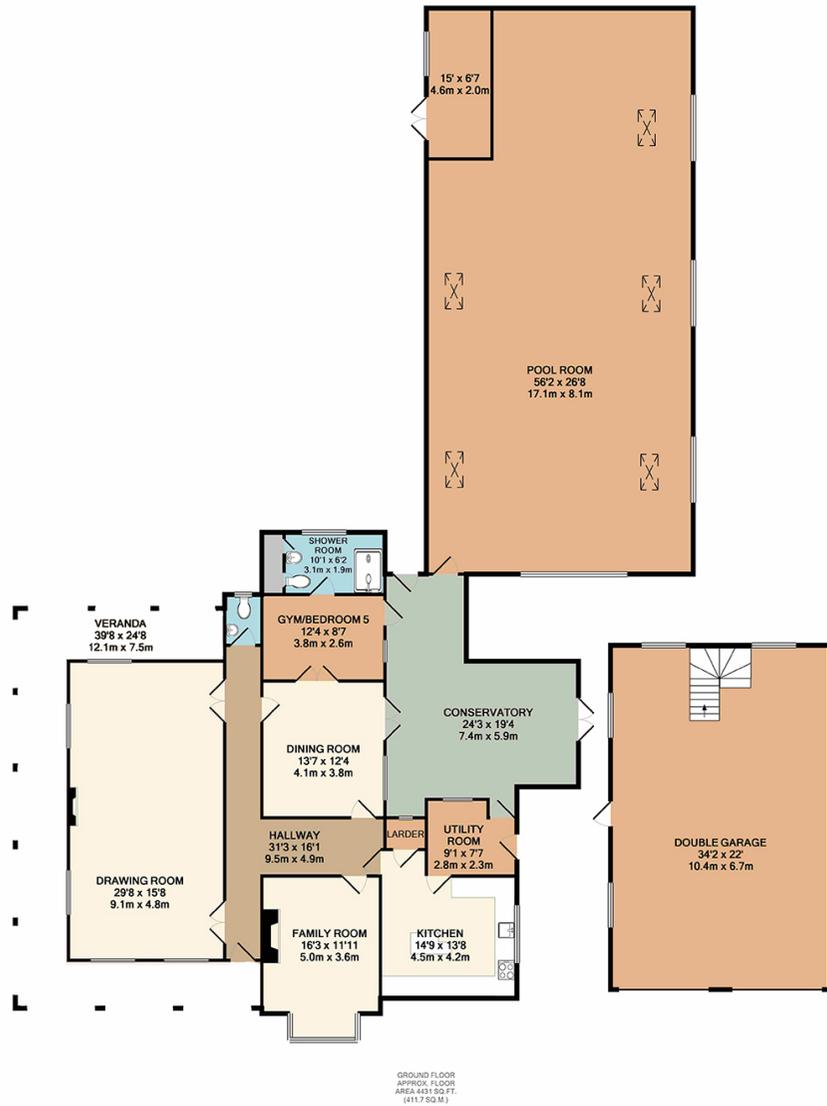
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CGM/JKC





**Energy Performance Certificate**

Thrift Cottage, Park Road, TRING, HP23 6BU

Dwelling type: Detached house Reference number: 8661-2810-7333-0100-0140  
 Date of assessment: 15 May 2017 Type of assessment: R045 of existing dwelling  
 Date of certificate: 15 May 2017 Total floor area: 633 m<sup>2</sup>

Use this document to:

- Compare current energy ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

**Estimated energy costs of dwelling for 3 years: £ 10,832**

**Over 3 years you could save: £ 6,466**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 345 over 3 years	
Heating	£ 5,726 over 3 years	£ 2,201 over 3 years	£ 3,525 over 3 years
Hot Water	£ 853 over 3 years	£ 411 over 3 years	£ 442 over 3 years
<b>Total</b>	<b>£ 6,954</b>	<b>£ 2,957</b>	<b>£ 3,997</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy costs by individual households. The results energy use for running appliances like TV, computers and coffee, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Movable roof insulation	£1,500 - £2,700	£ 1,760	
2. Internal or external wall insulation	£4,000 - £14,000	£ 2,800	
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 372	

See page 3 for a full list of recommendations for this property.

For more information on recommended measures and for more details you could like to see Energy 100, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rates). The Green Deal may enable you to finance your energy measures and improve your home.

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TOTAL APPROX. FLOOR AREA 6132 SQ.FT. (569.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

**Country House Department**

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