



Tring

OFFERS IN EXCESS OF

£1,000,000

An immaculately presented and extremely highly specified five bedroom, detached executive home built in 2009 (within NHBC guarantee period) by the esteemed local builder E J Waterhouse & Sons and set at the end of a private drive just off Station Road. The Limes is one of Tring's most desired locations and within easy walking distance to Tring town centre, Tring School and station with views of Tring Park in the far distance.

ACCOMMODATION

Spacious Entrance Hall, Lounge with French doors to patio, Dining Room with southerly facing bay window, large open plan Kitchen/Family Room, Utility Room and Cloakroom, Underfloor heating throughout ground floor. First floor accommodation comprises Master Bedroom with Dressing Area and En-Suite, Bedroom 2 with En-Suite, Bedroom 5/Study, Family Bathroom. Second floor accommodation comprises Bedroom 3 and 4 with a 4th bathroom.

There is a single Garage with personal door through to Entrance Hall. Outside and to the front of the house is a driveway providing parking space for 2 cars and an additional 'lay-by' space adjacent to the rear garden. The rear garden is mostly laid to lawn with extensive patio area to the rear of the property, bordered with timber panel fencing and raised timber deck and summer house to the rear boundary.







A simply stunning family home in a private enclave well set back from the sought after Station Road.



- The entrance hall is bright and spacious with plantation shutters fitted by Shuttercraft throughout, under floor heating to all of the ground floor, oak flooring to the entrance hall and study/TV room. Cloakroom and an integral garage.

- The property benefits from a TV lounge with elegant white plantation shutters, to accentuate the sheer elegance of this room.

- Just off the hallway is the cosy living room with a gas fire with an elegant cream stone surround. This charming room also benefits from French doors leading to the rear garden.

- The kitchen/dining room is modern and stylish with white gloss/walnut effect units, Corian worktops and integrated appliances; combination microwave/oven, warming drawer, twin ovens, fridge, dishwasher, gas hob with extractor fan over, 1.5 bowl sink and under cabinet lighting, tiled flooring. French doors leading to the garden. Located next to the kitchen is a utility room with fitted units and Corian worktops, stainless steel sink, integrated fridge/freezer, space for a washing machine and separate dryer, side access to rear garden.

- First floor rising to three bedrooms with the master bedroom benefitting from a beautifully fitted dressing room leading to an en suite bathroom with bath, double shower, wash hand basin, WC, heated towel rail and a white gloss fitted cabinet. Also located on this floor is a further double bedroom with fitted wardrobes and a second en suite shower room. Study which could be used as an additional bedroom. Family bathroom with bath, shower over the bath, wash hand basin, WC and heated towel rail.

- Located on the upper level are two further double bedrooms with fitted wardrobes and cabinets fitted by Complete, storage in the eaves and views across Tring cricket ground

and a further bathroom with bath, shower over bath with a glass bi-fold shower door, wash hand basin, WC and built in cabinet.

- The perfectly manicured rear garden is mainly laid to lawn enclosed by newly erected fencing, a spacious patio, summer house with light and heat, decking and raised planters, outside lighting, seasonal plants and shrubs, side access and water tap. The front garden also benefits from a lawned area, topiary trees with white stone chippings, driveway parking for two vehicles, access to the garage and additional parking to the side of the property.

- Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, and various sporting activities. Local shopping is also varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food.

- The area boasts excellent educational facilities, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts and Berkhamsted School both have superb reputations.

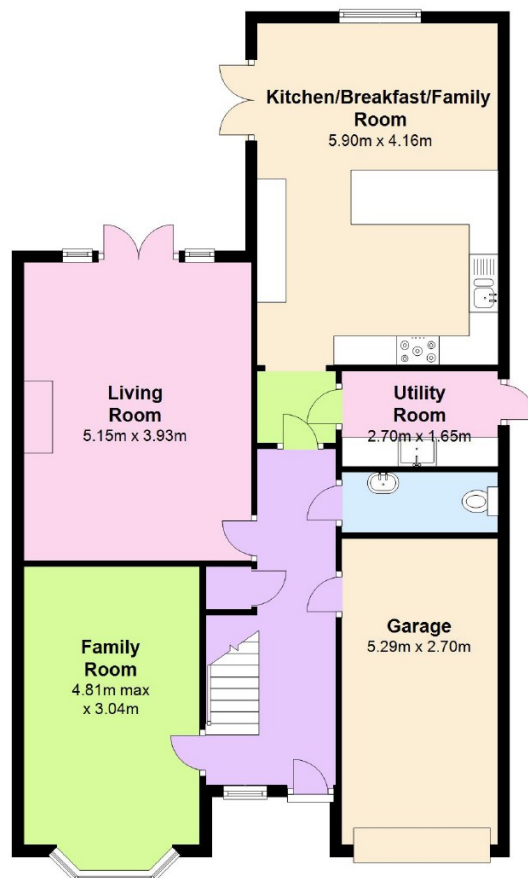
For commuters, Tring station provides a regular train service to London Euston in around 40 minutes. Alternatively, nearby Wendover provides a regular service to Marylebone in around 50 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).





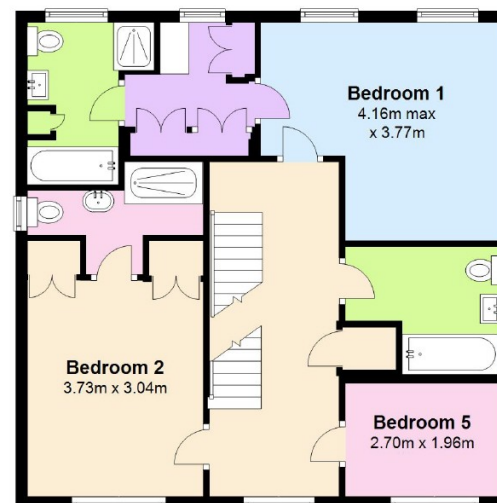
Ground Floor

Approx. 97.2 sq. metres



First Floor

Approx. 68.4 sq. metres



Second Floor

Approx. 44.4 sq. metres



Total area: approx. 210.0 sq. metres

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



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you to **sell** or **let** your **property**?

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