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



Tring  
PRICE GUIDE £1,995,000



Tring

PRICE GUIDE

£1,995,000

A rare opportunity to purchase a historic Tring property which is presented for sale 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.



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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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



**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.

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#### Outside

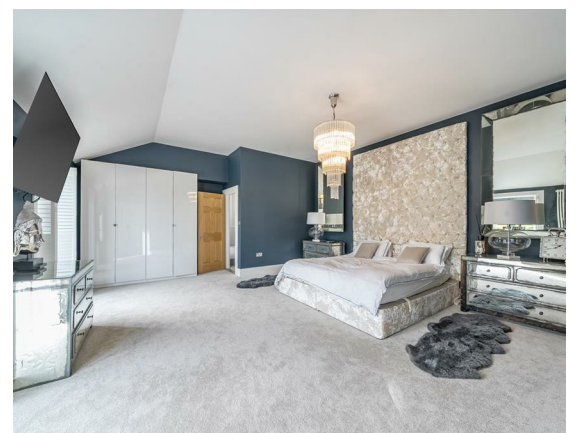
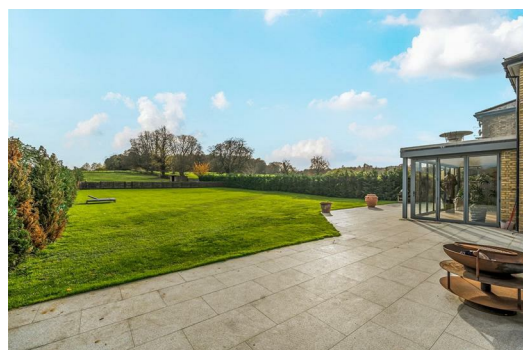
Accessed via wrought iron gates the extensive driveway leads to the courtyard area at the front of the property where the double garage with electric doors is position alongside the parking. Directly to the rear of the house is a large flagstone patio area - ideal for summer parties which also leads 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..

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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