



1 The Stables, Hastoe Hill, Hastoe, HP23 6LR | Freehold

- 5 Bedrooms
- 4 Bath/Shower Rooms
- 3 Reception Rooms
- Double Garage
- Substantial Garden with Countryside Views
- EPC Band B
- Council Tax: Band: H £4,401.14 March 24/April 25
- Dacorum Council

ashtons.co.uk

The Collection  
TOWN | COUNTRY | EQUESTRIAN



## 1 The Stables, Hastoe Hill, Hastoe

This stunning, five-bedroom detached home built in 2020 of approximately 3200sq.ft sits in a private gated development of four properties, finished to an exacting standard; offering beautiful countryside views.

### Description

When you enter this magnificent home, you are greeted with a large entrance hall offering access to the ground floor rooms and creates a flow around the house. This then opens up to the kitchen/family room and three generous reception rooms. The kitchen extends to approximately 29ft. and is divided into two distinct spaces. The kitchen area provides a fantastic space to cook and provides the option for casual dining at the large central island. The kitchen further benefits from top end appliances- including space for a large range cooker, wine fridge and hot water tap.

The second area to the kitchen could either be used as a dining space, or a family area, as the bi folding doors open to the rear garden and offer impressive views across the valley beyond. Adjacent to the kitchen is a large, oversized utility room, perfect for storage and utility space.

Completing the ground floor accommodation are three large reception rooms: the principle one of these offering bi folding doors to the rear garden and a feature fireplace.

On the first floor, the landing has been configured to allow an additional staircase, which would give access to the loft area which has been prepared for conversion to living accommodation if required. With five double bedrooms and four bathrooms, the accommodation is flexible and well thought out. The principal bedroom suite offers a high-quality en suite bathroom, dressing room and fantastic rural views.

Externally is a large double garage with parking area in front and substantial rear gardens with a generous patio reaching across the rear of the property making an ideal space to enjoy the rural aspect.

Having been constructed only five years ago, this home provides numerous features making it comfortable yet efficient; a few of which are listed below:

- Solid concrete floors to both the ground and first floors, providing enhanced sound resistance.
- Remotely controlled, zoned underfloor heating to both the ground and first floors.
- Brick chimney with class A liner suitable for a wood burning stove.
- This property has septic tank drainage
- Air source heat pump central heating
- Fibre broadband extended exclusively to the development.
- Situated in a Conservation Area





## Location

The Stables is located just 1.4 miles from the centre of the popular and vibrant market town of Tring.

The Stables provides just four luxury new build homes in a gated development, situated in a beautiful setting. There is a great selection of pubs, restaurants and shops available including an M&S Food Hall and the highly acclaimed Akeman Pub and Restaurant. Tring railway station (approx. 3.2 miles) offers quick and convenient access into London Euston in approximately 35 mins, with the A41 providing links to the M25 and M1 motorways. There are many excellent independent and state schools nearby.

The development is located on Hastoe Hill, in the peaceful rural hamlet of Hastoe, within an Area of Outstanding Natural Beauty and situated in the Green Belt. All of the houses benefit from fantastic views across the Chilterns countryside and the location is perfect for country walks or a cycle ride.

What3Words Location: ///sculpting.sailed.composer





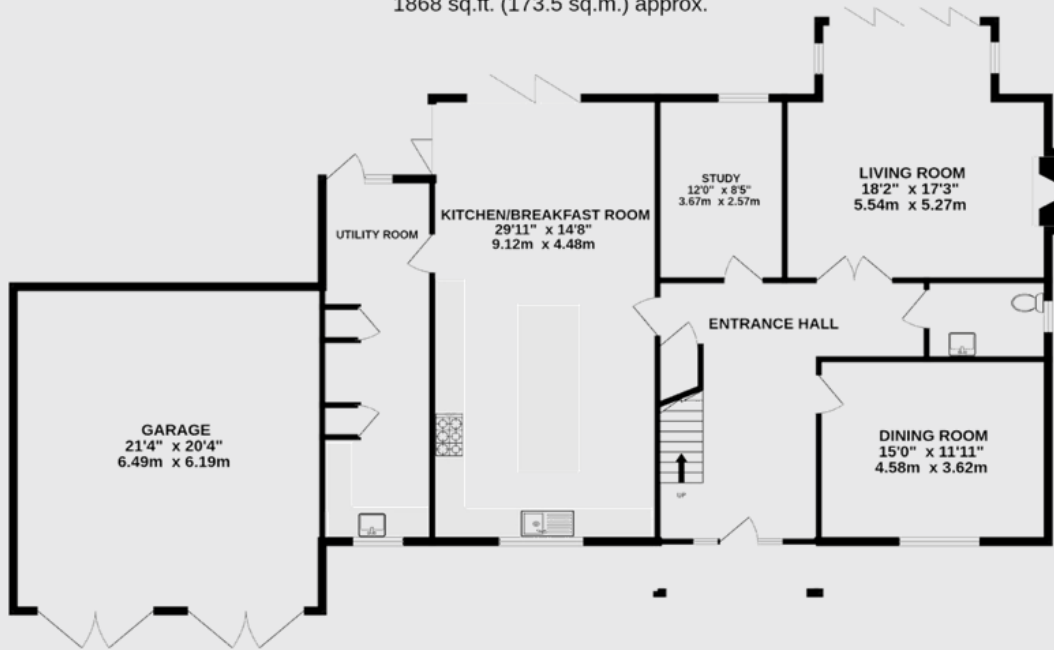








**GROUND FLOOR**  
1868 sq.ft. (173.5 sq.m.) approx.



**1ST FLOOR**  
1342 sq.ft. (124.7 sq.m.) approx.



**TOTAL FLOOR AREA : 3210 sq.ft. (298.2 sq.m.) approx.**

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**IMPORTANT INFORMATION:**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01442 862 533 ✉ [thecollection@ashtons.co.uk](mailto:thecollection@ashtons.co.uk) 🌐 [ashtons.co.uk/the-collection](http://ashtons.co.uk/the-collection)

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City