









Puttenham Court, Puttenham, Tring, Hertfordshire HP23 4PY | Guide Price £1,175,000 Freehold

 3 Bedrooms  3 Bath/Shower Rooms  1 Reception Room  Garage  Garden with views

 EPC Band C  Council Band: G – £3,875.86 (2025/26)  Dacorum Council

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Puttenham Court, Puttenham, Tring

A very special three bedroom home offering large, bright rooms, a beautiful garden and stunning countryside views.

🔑	Beautiful barn conversion
🔑	Private courtyard development
🔑	Large garden with uninterrupted views
🔑	Two en-suites & family bathroom
🔑	Allocated parking spaces
🔑	Garage and summerhouse
🔑	Within easy reach of excellent amenities and schooling

Description

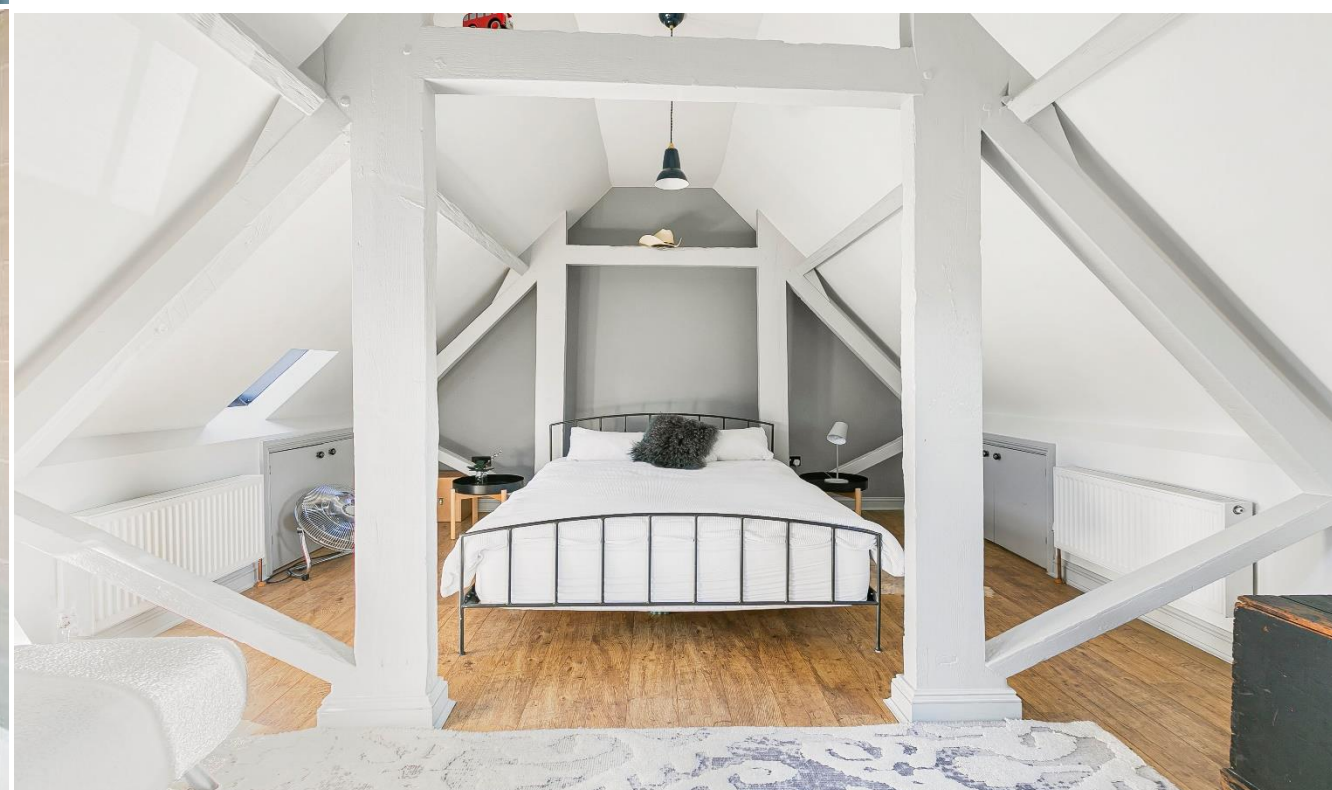
Originally built in 1852, and later converted to a dwelling in 2002, the Calf Shed is quietly nestled in the village of Puttenham. The house is immaculately presented and comes complete with a number of beautiful original features and some real wow factors. To the front of the property are two allocated parking spaces and access to the single garage. The welcoming entrance hall presents access to all of the downstairs rooms, as well as the twin staircases which lead to the first-floor bedrooms. The impressive open-plan kitchen / lounge / diner stretches along the back of the house, with the most beautiful views across the garden and fields beyond. The kitchen also features granite worktops an integrated dishwasher, a butler's sink, a breakfast bar, and ample storage options. There is a door to the utility room, as well as to the dining room / study. The huge living room features a beautiful Inglenook fireplace with log burner. It also benefits from two sets of patio doors to the garden, and original 'arrow head' feature windows. The left-hand staircase leads to two of the beautiful bedrooms. The master suite is located in the turret, a bedroom of breathtaking proportions and much character. Light streams through the three sets of arrow head windows as well as the French doors opening to a Juliette balcony. The en-suite offers a large, walk in shower as well twin sinks and plenty of storage. Bedroom 3 is a large double room with feature beams, in-built wardrobes and much light from Velux windows the front and rear. Adjacent is the beautiful family bathroom with a roll top bath and Victorian style toilet and pedestal sink. Bedroom 2 is accessed via the second staircase from the entrance hall. It also features beams, a seating area, and an en-suite shower room. The rear garden is a great size and wraps around the house. It's perfect for the coming Summer's entertaining. There are several patios, a wildflower patch with seating area and two raised beds. The garden also benefits from a modern summer house, which can also be used as an outside office. There is currently a service charge of approximately £50 per month per barn for the upkeep of the communal areas and the septic tank. The system boiler heating and range cooker run on LPG gas.



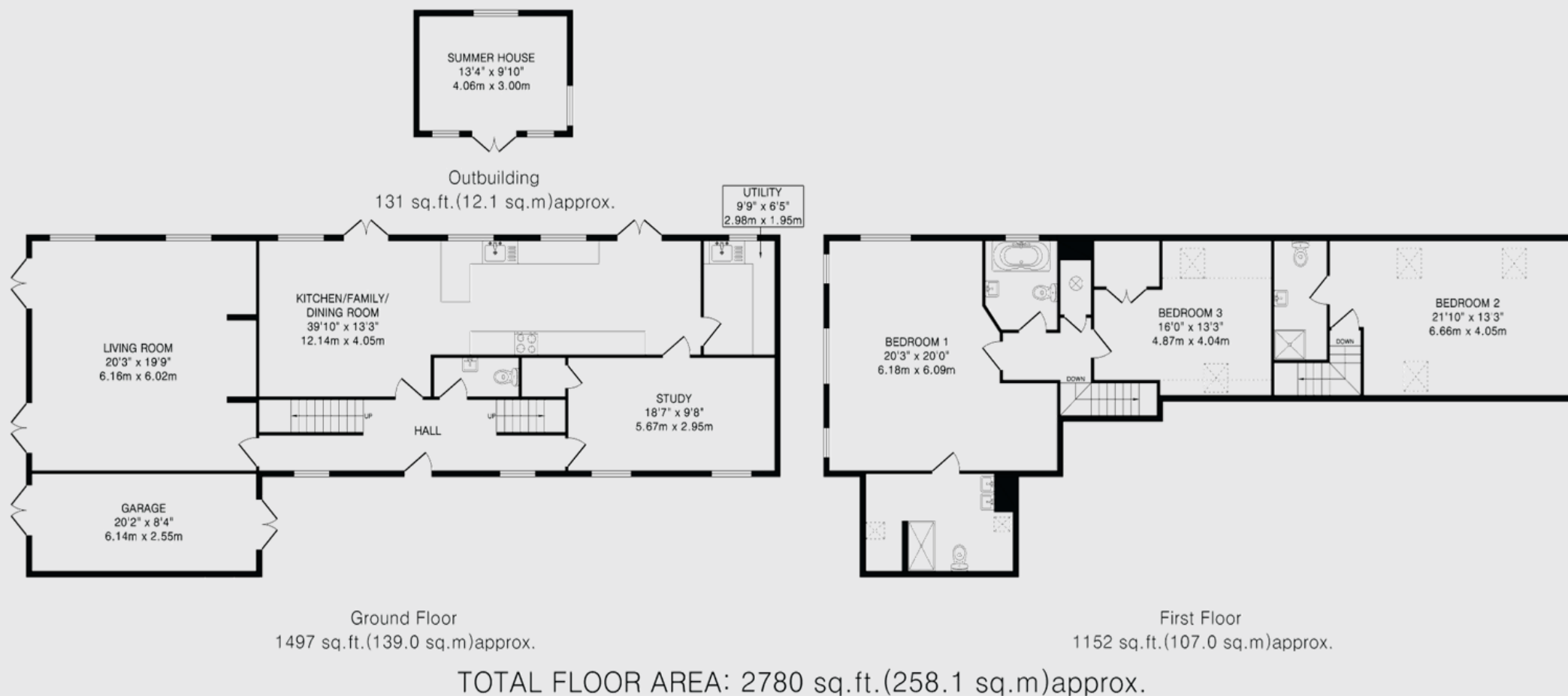
Location

The Village of Puttenham lies 5 miles to the north-west of Tring on the Hertfordshire / Buckinghamshire border, and close to the Aylesbury arm of the Grand Union Canal. Puttenham is in easy reach of the A41 and Cheddington mainline railway station is only 3.5 miles away, with a direct service in to London Euston. Tring is a lovely market town with a number of independent shops, coffee shops and restaurants, as well as parkland and Tring Museum. Long Marston is a mile away with a pre-school, junior school and a pub. Other great school options include Tring, Berkhamsted and the Bucks grammar schools.









IMPORTANT INFORMATION:

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