



## GROVE LODGE




Grove Road, Tring, Hertfordshire, HP23 5PB





# A SUPERB CONTEMPORARY FAMILY HOME IN A PRIME POSITION

Grove Lodge is a wonderful family home, offering spacious and versatile accommodation, set within a generous plot of approximately 0.3 acres.

|   |   |   |        |
|---|---|---|--------|
|  |  |  | EPC    |
| 5   | 3   | 4   | C (75) |

Local authority: Dacorum Borough Council  
Council Tax Band: G  
Services: Mains water, electricity and drainage. Gas central heating and air conditioning.  
Tenure: Freehold  
What3Words: ///advancing.pilots.rewarding



# LOCATION

Grove Road is a prime, coveted road in the desirable market town of Tring. Tring high street is home to a wide range of independent and chain businesses including a number of restaurants, cafes, restaurants and shops. You will also find an M&S Simply Food and a Tesco Superstore in the town. The area is home to a wide range of schooling, both state and independent, including Tring School and Tring Park School for the Performing Arts. In the nearby town of Berkhamsted you will find Berkhamsted School, an independent school founded in 1541 which caters for boys and girls from nursery through to sixth form. The town has a railway station which provides a service to London Euston. The local and wider area is home to an abundance of countryside to enjoy, including Tring Park, which sits in an Area of Outstanding Natural Beauty.

Tring High Street – 0.8 miles

Tring Railway Station – 1.3 miles

A41 Tring Junction – 1.1 miles

Berkhamsted – 4.3 miles

Heathrow Terminal 5 – 30.5 miles

(All distances and times are approximate)







## GROVE LODGE

Grove Lodge is a fantastic family home, which offers extensive accommodation over three floors. The house presents to a beautiful standard throughout and includes a number of standout feature spaces.

The property is approached by electric gates, set back from Grove Road. The gates lead on to ample driveway parking and a detached double garage. Upon entering the property, you are greeted by a spacious entrance hallway, which provides access to much of the ground floor accommodation. The ground floor accommodation comprises a dining area, a sitting room, a study, a cloakroom, and a superb open plan kitchen and family room which benefits from concealed electronically operated Venetian blinds. Both the sitting room and the study provide direct access to the rear garden by way of patio doors and all principal rooms have air conditioning. The kitchen is well appointed with a range of quality appliances and a Quooker tap. The downstairs also has a utility room and a cloakroom. Further additional storage can be found in the useful cellar.

On the first floor you will find three very well-proportioned bedrooms, including the principal bedroom suite. The principal bedroom suite is an impressive space with a spacious en-suite and a walk-in wardrobe. The other two bedrooms on the first floor are both generous sizes and share a large family bathroom, complete with a bath and a separate shower – this is a brilliant feature space with a high ceiling.

The top floor houses two further bedrooms, again, both generous in size, and a further family bathroom, which has a shower/steam room with seating.

Grove Lodge is an excellent modern family home in a coveted position, with a great functional flow to the space and generous, versatile rooms throughout.



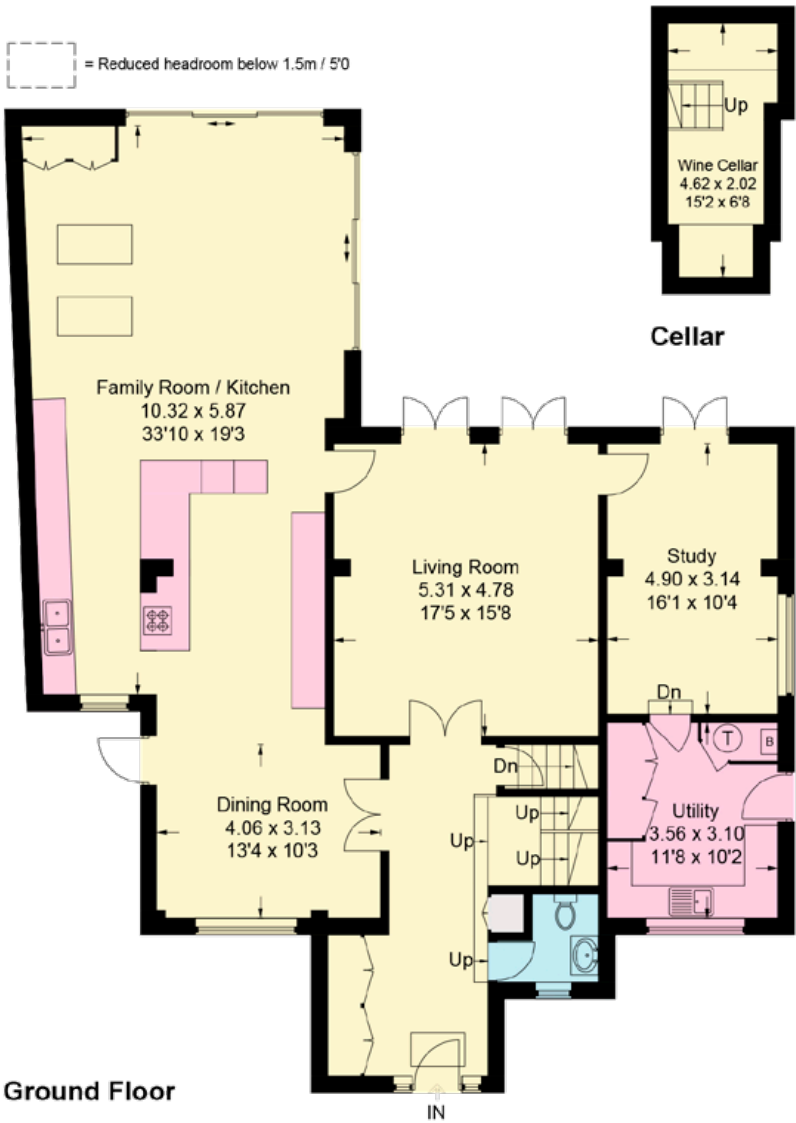






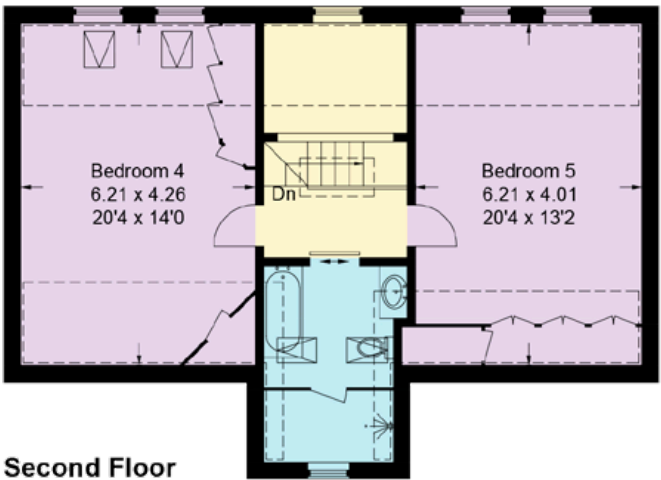
# GARDENS & GROUNDS

Grove Lodge is approached by electric gates, which open on to a well landscaped front driveway with ample parking and a detached double garage; the approach to the house sets a notable first impression. The house is well positioned within its generous plot and nicely set back, which adds to the feel of privacy. The rear garden is a real highlight- a vast expanse of lawn with planted areas alongside, and a south-west orientation. Immediately to the rear of the property is a large patio area, too, ideal for entertaining in the warmer months. In total, the plot measures approximately 0.3 acres.

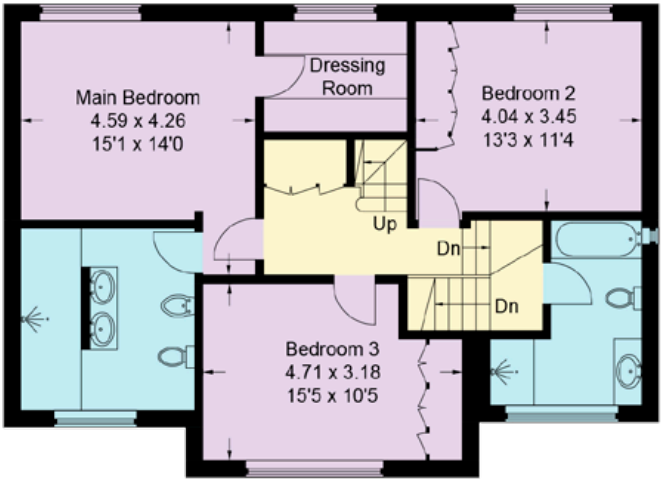


Ground Floor

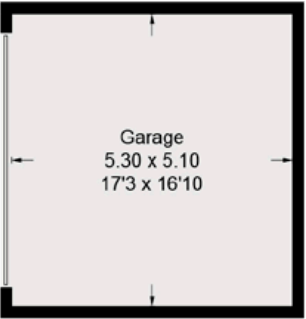
Approximate Gross Internal Area  
Cellar = 8.0 sq m / 86 sq ft  
Ground Floor = 152.1 sq m / 1,637 sq ft  
First Floor = 83.2 sq m / 895 sq ft  
Second Floor = 73.9 sq m / 795 sq ft  
Garage = 27.0 sq m / 291 sq ft  
Total = 344.2 sq m / 3,704 sq ft



Second Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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