



**MOORCRAFTS,
TOMS HILL. ALDBURY**

TOMS HILL

GUIDE PRICE £1,500,000

ALDBURY, HERTFORDSHIRE HP23 5SD

On the very edge of Ashridge Estate woodland, this detached family home is set amidst mature and secluded gardens with an additional half acre of woodland and represents a 'once in a lifetime' opportunity to acquire a stunning country home in one of the areas most desirable positions.

Moorcrafts is a hidden gem occupying an appealing position, and offers excellent scope for the new owner to create their dream home (stp) in this idyllic hilltop location. Ashridge Estate National Trust woodland is right on your doorstep providing endless walks, and the views from the house and gardens are simply stunning. It's difficult to imagine a more perfect location for family lifestyle. The village centre is a little over half a mile walk and has a lively community with a shop, post office, school, church, two pubs, sports ground with tennis court and Stocks Golf Club. Tring station is around a mile further along the road (station Road) making this area popular with families and commuters alike.

A timber five bar gate gives way to the driveway which provides plenty of parking as it gently sweeps towards the detached double garage (twin electric doors, vaulted roof providing potential storage, power and lighting and adjoining brick store for gardening machinery and equipment. Through the gate, a paved terrace leads to the entrance with wonderful views over the gardens. The accommodation briefly comprises: **Ground floor** - a bright and airy, triple aspect living room with fireplace and stunning views over the garden and countryside, dining room, fitted kitchen/breakfast room with Aga, guest w/c, three double bedrooms (including principal bedroom with en-suite), and family shower room; **Lower ground floor** - Family room, sitting room with fireplace, utility room, boiler room, large store/workshop (the lower ground floor offers excellent scope for self-contained annex accommodation); **First floor** - Three bedrooms, family bathroom, and a walk in loft space (circa 500sqft) providing potential for conversion (subject to planning and building regulations etc).

This gorgeous home is located in the beautiful and much sought after village of Aldbury, a designated Area of Outstanding Natural Beauty, surrounded by glorious countryside and National Trust woodland. Aldbury is a picturesque village where character homes are nestled around the duck pond in the village centre where the well preserved 'stocks and whipping post' still remain as a feature. There are two pubs; the Valliant trooper and The Greyhound Inn, a primary school, St John the Baptist Church, shop and post office as well as an excellent golf course with a modern club house; all of which combine to create a wonderful community atmosphere. Tring train station is about a mile walk and provides a fast and frequent service to London Euston and the north.







Ground Floor
Approx. 203.3 sq. metres (2188.6 sq. feet)



Basement
Approx. 102.7 sq. metres (1105.5 sq. feet)



First Floor
Approx. 108.1 sq. metres (1163.4 sq. feet)



Total area: approx. 414.1 sq. metres (4457.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

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EPC rating – TBA Council Tax Band - G

