



**PENDLEY BEECHES**  
**TRING HERTFORDSHIRE HP23 5RA**

# PENDLEY BEECHES OFFERS IN THE REGION OF £750,000

LONDON ROAD TRING HERTS HP23 5RA

A three/four bedroom Rothchild cottage, within walking distance of Tring High Street, with driveway parking and a large garden. The cottage also has an adjoining self-contained annex.

A rare opportunity to purchase a charming period property on a secluded plot within walking distance of Tring High Street where you'll find a good selection of shops, restaurants and coffee shops among other amenities. The cottage displays an abundance of character features including original fireplaces and an overall atmosphere of 'country cottage'. There is parking on the driveway for several cars and a gate leading to the garden. The entrance hall gives way to the w/c, lounge and utility/boot room, which in turn leads directly through to the kitchen. The gorgeous lounge features a bay window and fireplace, and a high ceiling giving a sense of space while retaining a lovely cosy feel. It's easy to imagine winter evenings curled up before the roaring fire. The cottage kitchen is fitted with traditional Shaker style cabinets, complete with quartz work tops. There's a range cooker, built in dishwasher and a fridge with space for an additional fridge freezer. The adjoining utility boot room provides excellent storage for coats etc and space for the white goods and a door leads to the secluded breakfast courtyard. The kitchen is open to the dining room which features a high vaulted ceiling and bi-fold doors which open to the rear garden.

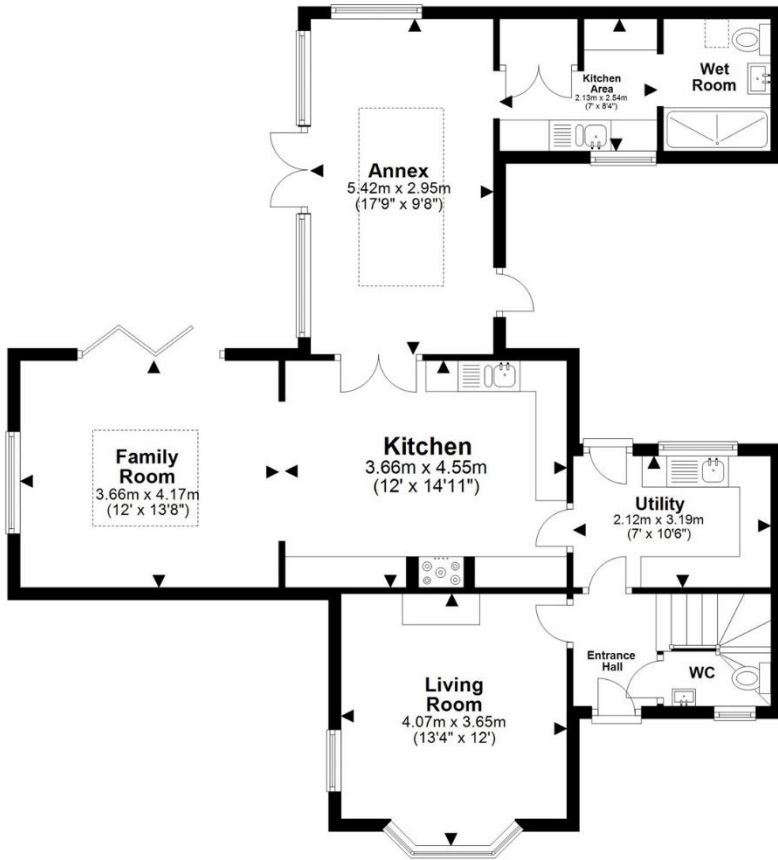
Twin wooden doors from the kitchen connect to the annex via a second internal door, making this incredibly versatile space perfect for guests, or as additional reception space. The annex can also be accessed independently from the house via the garden which is great for those working from home with clients visiting or potential Air BnB. The annex comprises living/bedroom, kitchenette, storage and wet room. Upstairs in the cottage are three bedrooms with feature fireplaces, and a family bathroom.

In addition to the previously mentioned breakfast courtyard, there is a large secluded, southerly facing garden. There is a good size paved patio surrounded by extensive lawn. The cottage is located with quick and easy access to the A41 dual carriageway, making journeys to the M25 and London airports extremely convenient. Tring provides a fast and frequent train service to London Euston, and the Ridgeway Path provides a scenic short cut to walk to the station from the cottage. Tring's sports centre, various sports clubs and Tring secondary school are within walking distance along Cow Lane, with primary schools a little further into town. Tring's charming High Street offers an abundance of coffee shops, cafes, restaurants and shops including M&S.

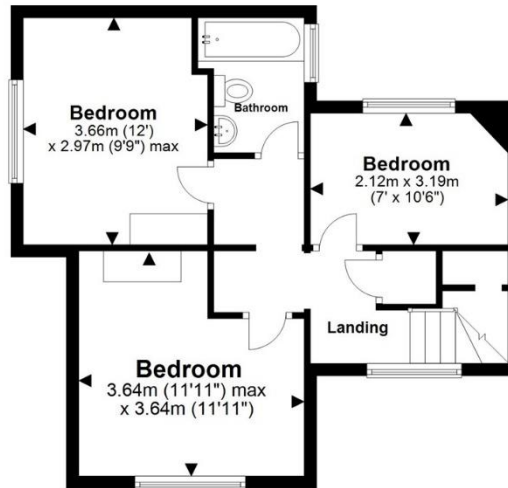




**Ground Floor**  
Approx. 85.4 sq. metres (919.2 sq. feet)



**First Floor**  
Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 128.9 sq. metres (1387.4 sq. feet)

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



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EPC rating – E Council Tax Band - E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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