



Vicarage Gate

Church Yard, Tring, Hertfordshire HP23 5AE



A hidden gem.

Opposite the picturesque Church of St. Peter and St. Paul with its verdant walled grounds, and only moments away from the High Street's eclectic range of boutiques, bakeries and coffee shops, this beautiful house enjoys a prime position that is both highly convenient and wonderfully bucolic.

Indeed, with such a central location, everything is close at hand. From doctors surgeries to dentists, schools and sporting clubs, most amenities can be found within a short walk, along with gorgeous country walks at nearby Tring Park.

The house is nestled within the town's Conservation Area, alongside the Grade II Listed gatehouse at Sutton Court. Despite its location at the centre of town, however, the space is remarkably private. Georgian origins lie at the property's core, though layers of history mingle quietly to create an harmonious, peaceful interior.

Inside, a large reception hall leads to two separate reception rooms. A woodburning stove in the dual aspect sitting room creates a natural hub, while the dining room offers plenty of space for Sunday lunch.

Guide price: £875,000
Tenure: Freehold



The kitchen is modern and bright, with access out to the rear garden and also boasting a walk-in pantry. A cloakroom completes the ground floor.

Upstairs, there are four double bedrooms, three of which enjoy a beautifully ecclesiastical view. The principal bedroom has its own en suite dressing room and shower, while the family bathroom serves the remaining rooms.

Externally, it is as enchanting as inside. The attractive walled garden is surprisingly spacious for the town centre and is particularly private; a sanctuary with different areas providing a choice of options in which to enjoy quiet contemplation, while a glimpse of the church's east wing comes into view as you pass the property's pretty side veranda.

Wrought iron gates secure the private driveway which, along with the detached double garage beyond, provide an unusual but welcome feature for a period house in such a central location. This enchanting home now presents a rare opportunity for a new generation to enjoy it for years to come. And, while new owners may perhaps want to make their own mark, we frankly would not blame them if they choose not to touch a thing.

Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

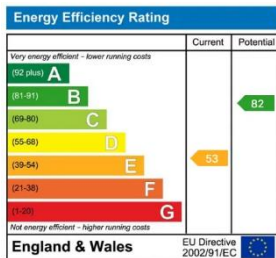
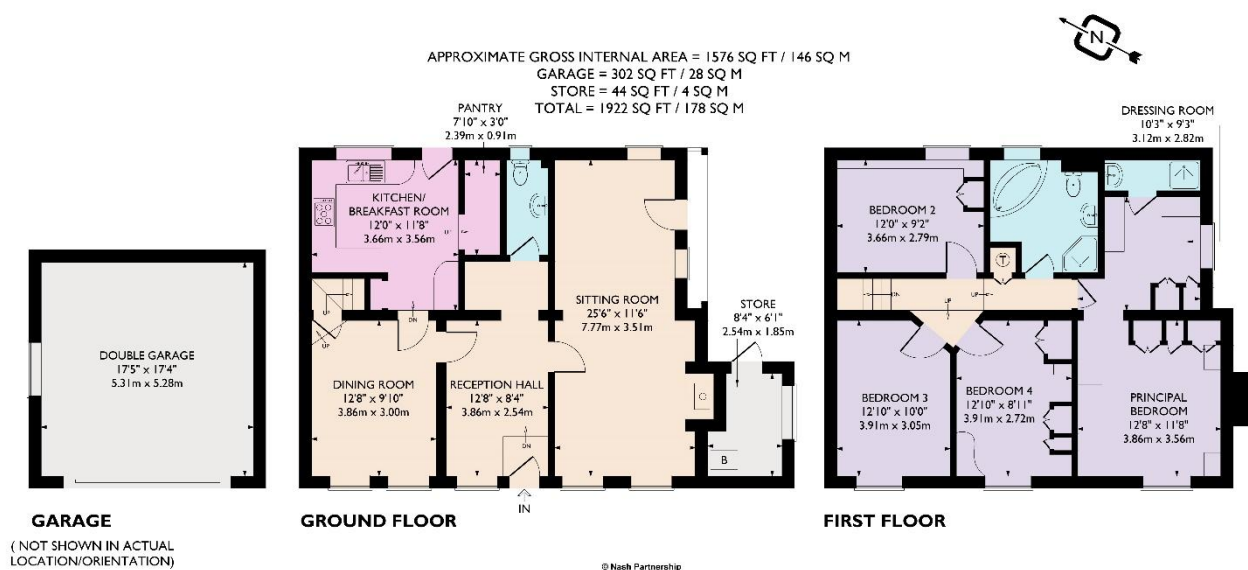
London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular train services to London Euston.



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