



Longfield Road

Tring, Hertfordshire HP23 4DE



Regency revival.

Set within a highly desirable location, this beautifully crafted Regency-style townhouse offers a seamless fusion of traditional design, modern living and sustainability.

Completed in 2022, this elegant home remains under warranty and benefits from the latest green technologies, including an air source heat pump and solar panels, making it both a forward-thinking and environmentally-conscious choice. Inside, sleek lines and light-filled interiors complement the thoughtful design and high-end finish, all set across three floors.

The minimalist entrance hallway provides ample storage and access to the integral garage. At the rear, the open-plan kitchen/dining/family room forms the heart of the home — a light-filled, spacious area that invites relaxed living.

The kitchen itself is a sophisticated German design, featuring a Blanco hot and cold tap and an array of high-quality Bosch appliances, including an induction hob, two ovens, plate warming drawer, microwave oven, dishwasher, and a full-size fridge and separate freezer.

Guide price: £825,000
Tenure: Freehold



The central breakfast bar creates a natural flow between the spaces, while the dining and family areas offer ample room for gatherings. The seating area is bathed in natural light, courtesy of a large roof lantern above, and opens directly onto a private patio and garden beyond through French doors.

On the ground floor, a utility room and cloakroom add to the home's convenience. Underfloor heating runs throughout, beneath porcelain tiles, offering a high degree of flexibility with zoned control for tailored comfort.

The first floor offers a generous sitting room positioned to the rear of the house with sweeping views. A spacious double bedroom with en suite and built-in wardrobes completes this floor to the front of the property. The second floor hosts the principal bedroom and an additional double bedroom, each with their own en suites and built-in wardrobes.

A rear garden of almost 90ft, is predominantly laid to lawn, with a large patio area providing an ideal setting for outdoor entertaining. The property is approached via a block-paved driveway with two parking spaces and an integral single garage.



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, larger chains and a number of 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. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

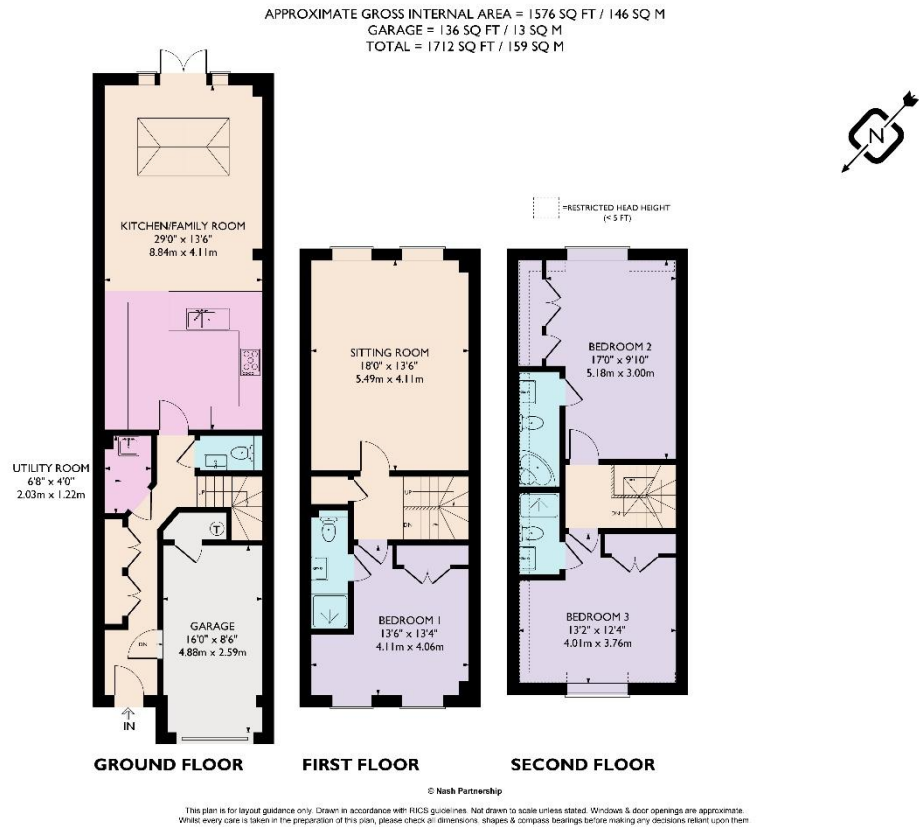


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B (81-91)	
C (69-80)	
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E (39-54)	
F (27-38)	
G (1-25)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: F

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Tring Office | 01442 820420
 35 High Street, Tring, Hertfordshire HP23 5AA

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