



New Road

Tring, Hertfordshire HP23 5EX



The perfect blend of town and country.

Tucked away alongside the Baptist Church and set well back from the road, this picture-perfect cottage enjoys a gorgeous setting, with the convenience of town amenities all within easy reach.

With two charming bedrooms and an elegant upstairs bathroom, this beautifully presented home blends the best of both worlds: a peaceful retreat, with countryside, canals and reservoirs all just moments away.

Sympathetically updated to preserve its character, the interior is wonderfully light and airy. At the rear, the spacious open-plan kitchen/dining room is bathed in natural light. The kitchen is thoughtfully designed, offering a range of units, integrated appliances and ample space for both a washing machine and dishwasher. French doors open directly onto the tranquil and private rear garden, ideal for outdoor relaxation. To the front, the sitting room, with its inviting fireplace, creates a cosy and welcoming space.

A stunning wrought iron staircase rises from the dining room up to the first floor, where two pretty bedrooms and a beautifully styled bathroom await.

Guide Price: £390,000
Tenure: Freehold



The main bedroom features fitted wardrobes, while the second bedroom, currently used as a study, offers flexibility. The bathroom is elegantly designed with traditional sanitaryware, including a roll-top bath with an overhead shower, a washbasin and WC.

The rear garden is laid to lawn, with a decked area for seating and a pathway leading to a useful outbuilding store. The front garden is gated and paved, adding to the charm of this exceptional home, with further outdoor space to enjoy.



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.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose.

Buckinghamshire's County Town, Aylesbury, is around 8 miles away and boasts a multiplex cinema,.



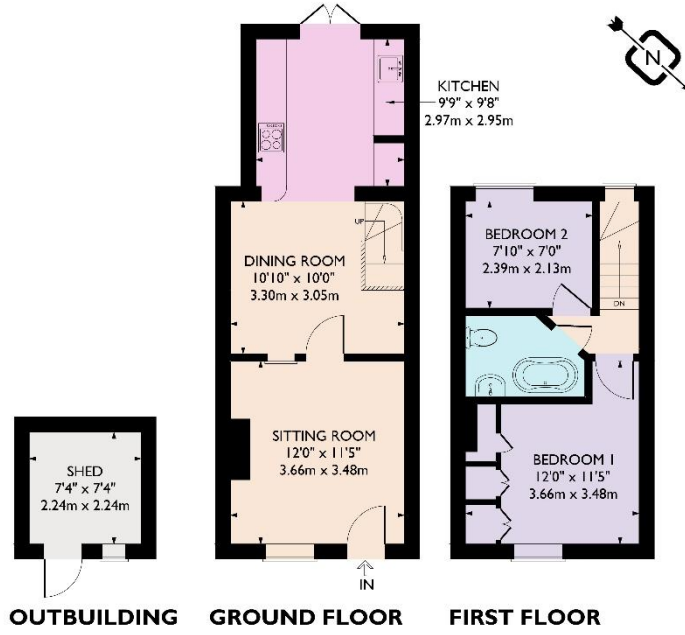
Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL AREA = 618 SQ FT / 57 SQ M
 OUTBUILDING = 54 SQ FT / 5 SQ M
 TOTAL = 672 SQ FT / 62 SQ M



© Nash Partnership

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band:C

nashpartnership.co.uk

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

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.