



Toms Hill Road

Aldbury, Tring, Hertfordshire HP23 5SA



Iconic. Idyllic. Enduring.

Proudly positioned at the end of its long, leafy garden, this gorgeous Victorian cottage enjoys a prime spot at the very heart of Aldbury – an idyllic village favoured by film makers, where medieval stocks, a duck pond and quiet country charm speak to a heritage lovingly preserved. This is Hertfordshire at its most picturesque and storied.

The cottage is one of the village's most recognisable homes.

There's a quiet poetry to its setting. Just steps from the village shop and local pubs, and moments from the footpaths that lead deep into the 5,000-acre Ashridge Estate, the house beautifully balances the gentle pace of village life with a strong connection to nature. Tring station, with fast links to London, is just a mile away by foot, providing convenient access to the capital from this rural retreat.

Inside, the palette is subtle and refined. Soft, neutral tones complement verdant garden views, and the open-plan sitting and dining room is beautifully balanced with a dual aspect: one outlook across the front garden, the other via French doors to the rear.

Guide price: £795,000
Tenure: Freehold



A gas fireplace grounds the space, lending a warm, understated character.

The kitchen features granite worktops and traditional cabinetry, with a utility cupboard and cloakroom neatly tucked away beyond. At the rear, a second reception room - currently used as a snug and study - offers versatility and could alternatively serve as an occasional guest room or a dedicated workspace, quietly separate from the main living areas.

Upstairs, both bedrooms enjoy leafy views, while the bathroom continues the home's classic tone, with a traditional white suite, bath and overhead shower.

Outside, the front garden is a masterclass in the English cottage garden aesthetic; informal and green, with a small pond and pockets of dappled shade, all while the gentle bustle of village life goes on just beyond the gate. To the rear, the walled garden provides a more intimate space, complete with access to a garage - a rare and welcome surprise for a property of this age.

This is a house that wears its history lightly yet proudly. A considered slice of architectural heritage in a village where tradition and tranquillity still hold centre stage.



Location

Aldbury is a quintessential English village in between the quaint Hertfordshire market town of Tring and the increasingly metropolitan town of Berkhamsted. It is often used as a TV and film location because of its 'chocolate box' appeal, with a duck pond, village shop, Church and two pub/restaurants located in or near the village centre. It boasts an excellent Church of England Primary School, which feeds into the highly regarded Tring Secondary School or, for those seeking private educational facilities, there is a plethora of choice, including the renowned Tring Park School for the Performing Arts, and Berkhamsted School.

The vibrant and thriving village community is another reason this village is so popular and residents seldom leave, instead upsizing or downsizing within. Nestling at the foot of the beautiful National Trust Ashridge Estate.



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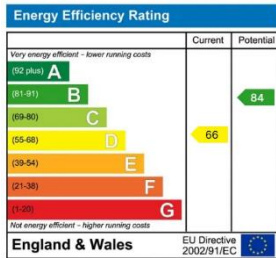


APPROXIMATE GROSS INTERNAL AREA = 847 SQ FT / 79 SQ M
GARAGE = 166 SQ FT / 15 SQ M
TOTAL = 1014 SQ FT / 94 SQ M



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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 & complete bearings before making any decisions reliant upon them.



Council Tax Band: E

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