



Cherry Tree House
9 Lendon Grove | Gubblecote | Tring | HP23 4FA



The Property

A stylish and well presented five bedroom home situated on a desirable development with the added benefit of views of across fields beyond. Lendon Grove is located approximately 2 miles from the market town of Tring and surrounded by beautiful countryside.

Ground Floor

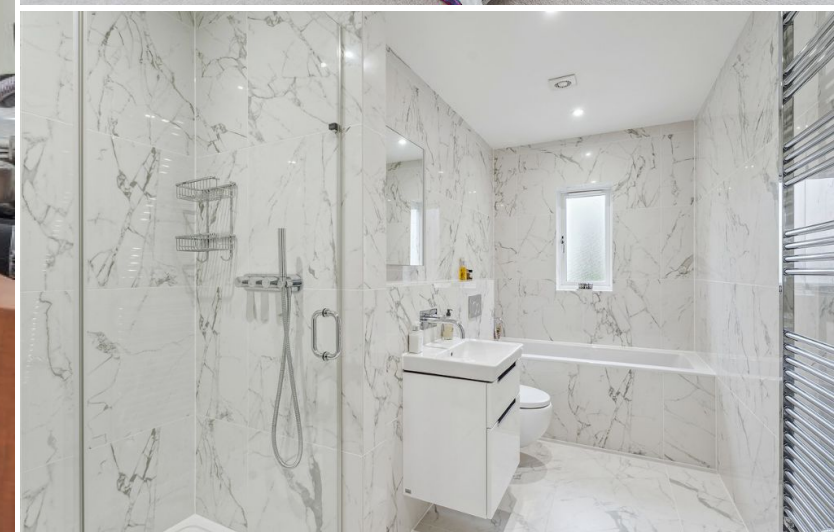
- Entrance hall with vaulted ceiling
- Kitchen/family room with separate utility
- Dining room currently used as gym
- Sitting room with feature fireplace
- Study
- Cloakroom

First Floor

- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Three further double bedrooms
- Family bathroom

Outside

- Driveway parking for 2 cars
- Double garage with EV charging
- Rear garden with countryside views



Completed in 2018 by Patrick Ruddy Homes, Cherry Tree House is a substantial, individually designed four/five bedroom home in the popular Lendon Grove development which is ideally located for local amenities and road and rail links. Built to an exceptional standard and finished to a high specification throughout, this home has been created to meet all the demands of modern family life with updates including a large solar PV array with battery storage which reduces the energy costs for the property while decreasing the carbon footprint. The light and bright entrance hall leads to all principal rooms to the ground floor with dark oak flooring connecting the space seamlessly. The kitchen /family room is the real heart of the home and incorporates sleek units with integrated appliances, polished quartz worktops and an ample space for seating/dining with French doors leading to the terrace and garden beyond. There are three further reception rooms; the dining room which is currently used as a gym, the sitting room which is dual aspect with French doors to the garden and beautiful feature fireplace with log burner as its main focal point and a useful study. A utility room and cloakroom completes the downstairs accommodation. Upstairs the feeling of light and space continues with a large landing from which all rooms lead. The master bedroom is an excellent space with stunning ensuite bathroom. There are four further double bedrooms one of which is ensuite and a family bathroom. The loft space is fully boarded and offers potential for conversion STP. Outside the property has parking for 2 cars to the front driveway as well as a double garage with EV charging. The rear garden features an area of lawn and patio which wraps around the rear and side. There are stunning views to be enjoyed across open countryside to the rear.





The Area



Excellent schools are offered in the area including the highly regarded Tring School. Private schools include Tring Park School, specialising in performing arts and the Berkhamsted School.



Excellent rail links to London Euston from Cheddington (approx. 42 mins) and Tring (approx. 40 mins) stations.



The market towns of Tring and Berkhamsted are within easy reach offering excellent amenities, including M&S Food Hall, Tesco, Waitrose and numerous independent shops, pubs and restaurants.



Superb road links with excellent access to the M1, M25 and A41.



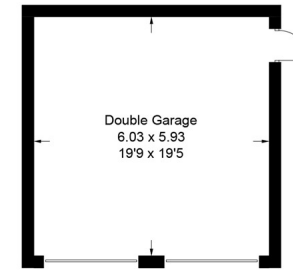
A wide range of sporting and recreational pursuits including the Ashridge Estate ideal for walking and riding, Chilterns Cycleway, Pendley Court Theatre and Tring National History Museum.



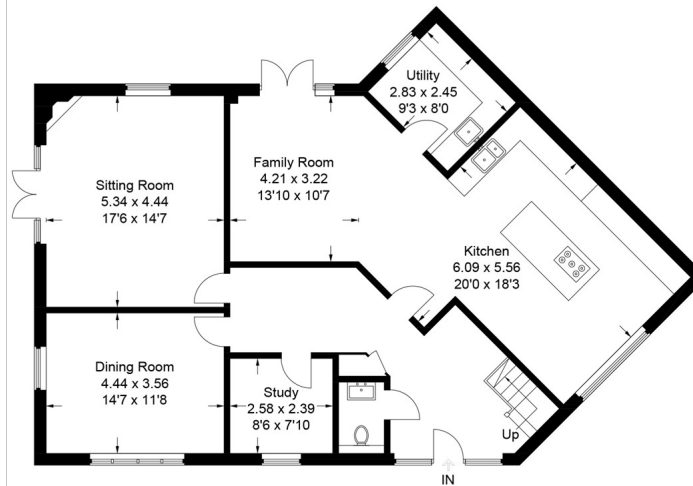
A wide choice of local pubs in the area as well as larger restaurants, pubs and bars in nearby Tring and Berkhamsted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

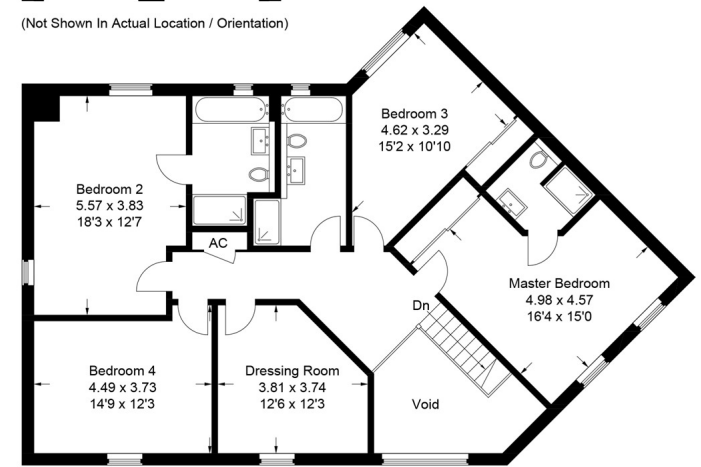
Approximate Gross Internal Area
 Ground Floor = 131.5 sq m / 1,415 sq ft
 First Floor (Excluding Void) = 120.9 sq m / 1,301 sq ft
 Garage = 36.6 sq m / 394 sq ft
 Total = 289.0 sq m / 3,110 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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

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