



Rumbold House
Broomstick Lane | Buckland Common | Tring | HP23 6PF



The Property

Rumbold house offers exceptional space for family living of approx 2800 sq ft and is situated in a delightful rural setting in an AONB and just a short walk from Buckland Common with 2 local pubs within reach. It is ideally located for local amenities in Berkhamsted, Tring and Wendover and is within the catchment for Bucks Grammar schools

Ground Floor

- Light and spacious entrance hall
- Family/dining room
- Kitchen/breakfast room with doors to garden
- Sitting room
- Playroom

First Floor

- Principal bedroom with fitted wardrobes and en-suite shower room
- Guest bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom

Outside

- Gated driveway offering ample parking
- Detached double garage
- Mature rear garden
- Large terrace for entertaining
- Secure store
- EV Charger



Nestled within a beautiful mature plot approaching 0.50 acres, this substantial, immaculately presented property which has been updated and well maintained by the current owners, presents a rare opportunity to acquire a wonderful family home in one of the area's most picturesque villages. The property offers further potential for a new owner to extend with planning permission granted Ref. No: PL/23/3690/FA. The accommodation is light, spacious and flexible throughout and is ideally suited to modern family life. The welcoming entrance hall leads to all principal rooms to the ground floor with the large family/dining room to the front aspect which is flooded with natural light and is conveniently adjacent to the kitchen/breakfast room. The kitchen which has been recently updated by the current owners is well equipped with ample storage and integrated appliances and has space for a breakfast table and doors to the patio and garden beyond. The formal 'L' shaped sitting room is a vast space with log burner one end and doors to the front and to the rear garden. A further reception room currently used as a playroom is to the rear of the house with convenient access to the garden. A stylish cloakroom completes the ground floor accommodation. Upstairs are five bedrooms and a recently updated family bathroom, with both the main bedroom and guest room having their own en suite shower rooms. Outside the property is approached via a gated driveway which offers ample parking and a detached double garage. To the rear the gardens are wonderfully mature and private with a large expanse of lawn, mature trees and shrubs and a large sunny terrace which is ideal for entertaining. There is a convenient secure store to the side of the property and the property also benefits from Ultrafast full fibre broadband.





The Area



There is an extensive choice of highly reputable private and state maintained schools as well as the catchment for Bucks Grammar schools.



Berkhamsted or Tring stations to London Euston (approx 34 & 38 mins). Metropolitan Line Chesham station (approx 53 mins to Baker St).



Extensive shopping facilities in nearby market towns of Tring, Berkhamsted and Wendover.



Superb road links with access onto the A41 which provides direct access onto M25 Junc 20.

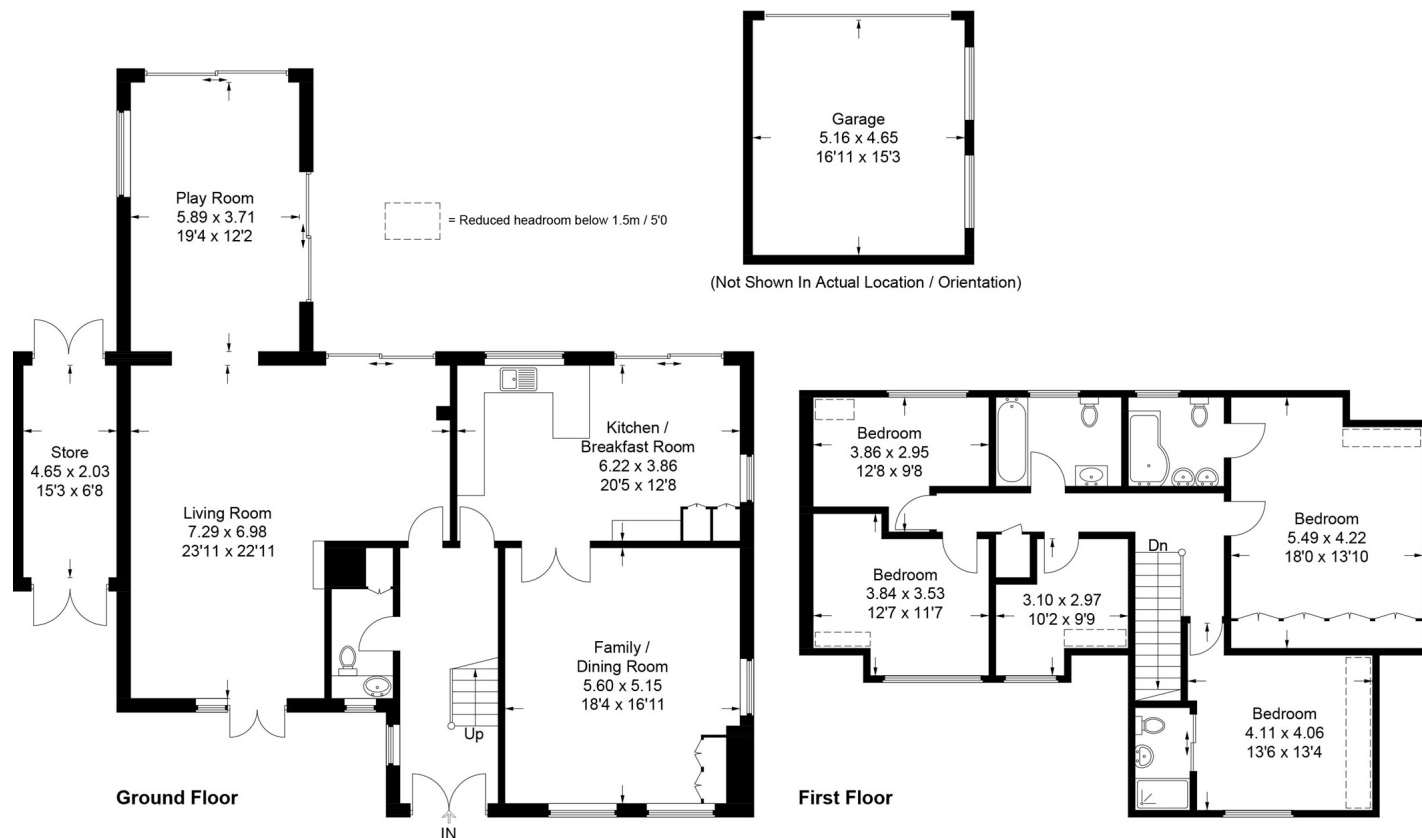


A wide range of sporting and recreational pursuits including the Chiltern cycleway, National Trust's Ashridge Estate and numerous sporting clubs.



Numerous country pubs to choose from together with many restaurant, bistros and coffee shops in the nearby market towns.

Approximate Gross Internal Area
Ground Floor = 139.6 sq m / 1,503 sq ft
First Floor = 93.3 sq m / 1,004 sq ft
Garage / Store = 34 sq m / 366 sq ft
Total = 266.9 sq m / 2,873 sq ft



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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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.