



6 Woodmans Close  
Station Road | Tring | Hertfordshire

FINE & COUNTRY





## The Property

Completed in 2024, this fabulous four bedroom home is presented in immaculate order and boasts several 'upgrades' over the developer's standard specifications and situated in a private gated development of just six houses.

## Ground Floor

- Entrance hall
- Sitting room
- Kitchen/ breakfast room
- Study
- Utility room
- Cloakroom

## First Floor

- Principal bedroom with dressing room and en-suite
- Double bedroom with en-suite
- Two further double bedrooms
- Bathroom

## Outside

- Triple garage with storage above
- Driveway parking
- Rear garden with terrace





A wonderful home presented in stunning condition and situated on a private gated development of just six homes. During construction, the current owners upgraded over and above the developer's specifications to include, the kitchen, bathrooms, wardrobes, lighting and flooring. The sitting room is spacious and offers a enjoyable place to sit and relax. Crittall style doors and wall separate the sitting room from the kitchen/ breakfast room allowing for natural light to flow between these two wonderful rooms. Completing the ground floor there is the study, cloakroom, utility room and integral access into the triple garage. On the first floor, the principal bedroom suite has a luxurious feel to it. The bedroom itself is nicely proportioned and you walk through to the dressing area and large en-suite. There is another en-suite double bedroom, two further double bedrooms and a bathroom with separate shower. To the front of the property, there is driveway parking directly in front of the triple garage. The rear garden has a large patio and area of lawn, providing a blank canvas to create a garden of ones choosing. The property has an air source heat pump and solar panel with battery back up.





## The Area



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



Mainline rail service from Tring Station (approx 0.5 mile away) to London Euston in approx 34 mins.



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.



Excellent road links to direct access to A41, M25 and M1.

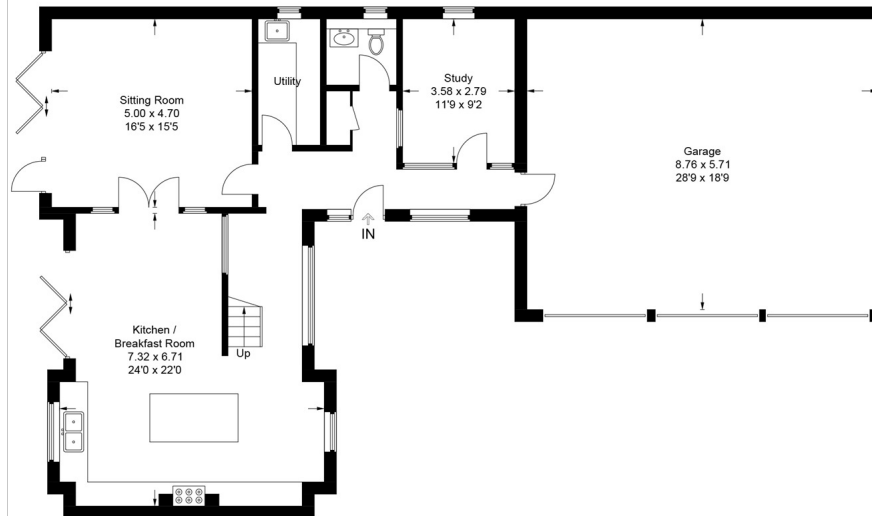


A wide choice of entertainment and sporting facilities including rugby, cricket, tennis and golf clubs. Excellent walking, cycling or riding in National Trust Ashridge Estate.



There is a variety of good restaurants in Tring and Berkhamsted.

Approximate Gross Internal Area  
Ground Floor = 100.2 sq m / 1,078 sq ft  
First Floor = 99.3 sq m / 1,069 sq ft  
Garage = 63.4 sq m / 682 sq ft  
Total = 262.9 sq m / 2,829 sq ft



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.

© CJ Property Marketing Ltd Produced for Fine & Country

**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.