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Temptation comes in many forms...



Puttenham

PRICE GUIDE £1,200,000

Puttenham

PRICE GUIDE

£1,200,000

A stunning and unique barn conversion set in a lovely courtyard position with a host of character features and flexible accommodation including four bedrooms, two bathrooms and open plan kitchen/dining room with separate utility room and a wonderful main living room, all complemented by a landscaped garden.



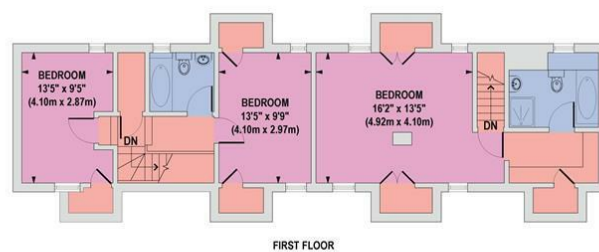
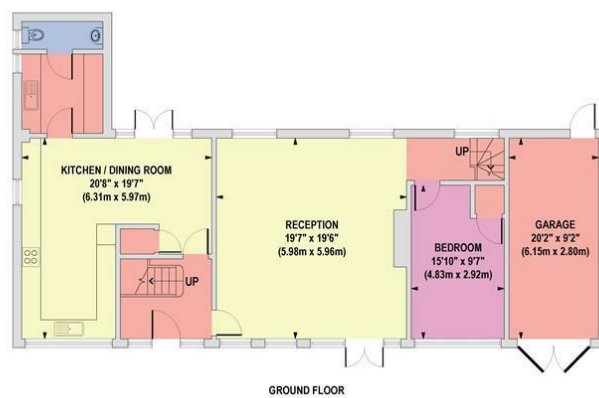
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PUTTENHAM COURT

PUTTENHAM

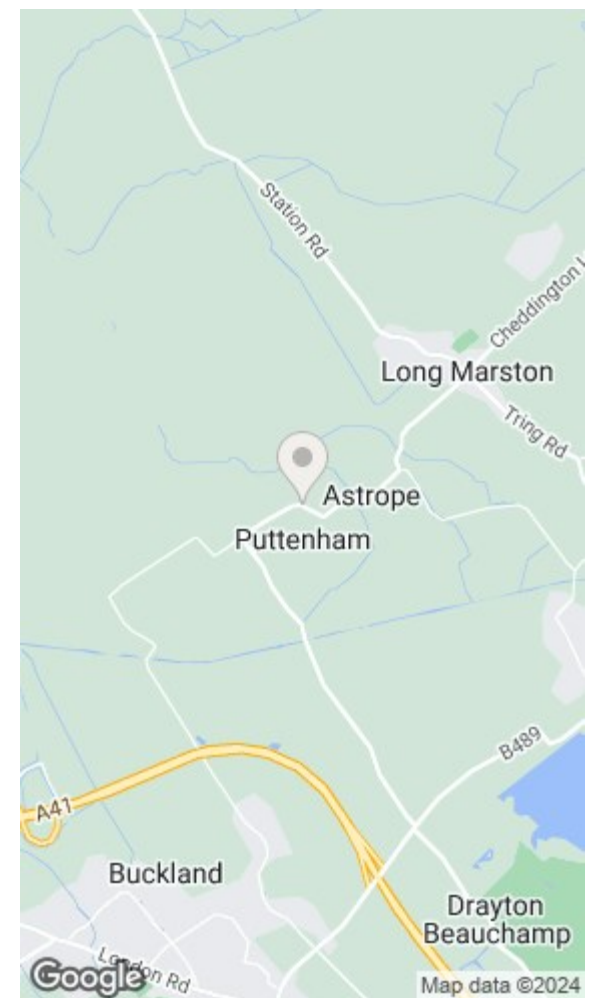
Approximate Gross Internal Floor Area

2185 sq. ft / 203.00 sq. m (Including Outbuilding)
1991 sq. ft / 185.20 sq. m (Excluding Outbuilding)



OUTBUILDING

OUTBUILDING



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Measuring in excess of 2100 sq ft and boasting flexible accommodation and a stunning Westerly facing, landscaped rear garden.



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The Property

Set in beautiful, tranquil surroundings is a small and unique development of converted barns located in a courtyard setting dating back to the 1800's and converted by the renowned builders, Living Heritage approximately twenty years ago. This outstanding barn conversion exudes charm, period features and above all offers versatile, family living accommodation. The Old Storehouse, adjacent to Potash Farm, is situated in a peaceful rural location surrounded by open farmland in the hamlet of Puttenham which is only moments drive from Tring and the A41 which takes you to Berkhamsted in approximately 10 minutes.

The Ground Floor

The sweeping gravel driveway leads beautifully to the courtyard and on entering the property through the oak and glass doorway it is very apparent that this family home has been nurtured by its current owners.

Entrance hall with tiled flooring and a solid oak sweeping staircase with galleried landing. Kitchen/breakfast room with tiled floor and wall mounted units with granite worktops, integrated fridge/freezer, dishwasher, range style cooker with extractor fan over, chrome vertical radiator, tiled flooring and French doors to the beautifully landscaped rear garden. The property also benefits from a utility room with loft space, integrated washing machine and separate dryer and cloakroom.

The spacious living room boasts a wonderful Herringbone style brick fireplace with wood burning stove, oak flooring, French doors to the front garden and arrow slit masonry windows to the rear.

The property also benefits from a ground floor double bedroom with fitted wardrobes which could also be used as a study/family room.

First Floor

Stairs rising to the master bedroom with conservation Velux windows offering beautiful views across open countryside. This well planned bedroom with original beams, also benefits from a walk in dressing area and storage in the eaves. The en suite bathroom is modern and bright and consists of a bath, separate shower, WC and wash hand basin, underfloor heating.

In the hallway is a further staircase rising to two double bedrooms with beams and a family bathroom with bath, Adelphi hand wash basin, WC, tiled flooring and underfloor heating.

The Outside

The current vendors have created a private, tranquil, South Westerly facing rear garden with an original well surrounded by a hand built Cotswold stone wall with a meandering path, lawn, black limestone patio, outdoor lighting, two additional power sockets and access to the single garage with power, light and electric doors. There is also a large shed with power and lighting.

The pretty front garden also benefits from a lawn, shrubs, driveway parking for several vehicles and a single garage. Visitor parking is also available.

The Location

Located on the edge of the quaint hamlet of Puttenham, this barn conversion offers a picturesque setting surrounded by fields and the stunning Chiltern Hills. This idyllic location boasts rich historical significance, with a perfect blend of refurbished original farm buildings and newly constructed homes, showcasing a harmonious fusion of heritage and modernity. The nearby ancient Church of St Mary adds a touch of timeless charm to the area. The location also presents a wealth of leisure opportunities. The renowned PE Mead and Sons Farm Shop is a 'must visit', which features its own restaurant and independent Gin distillery, 'Campfire Gin'. Nature enthusiasts will appreciate the Visitor Center at College Lake, a nearby nature reserve offering a haven for wildlife and a serene escape into nature. For those seeking relaxation or socialising, there are some truly charming local pubs waiting to be discovered. Golf enthusiasts can indulge in their passion at the nearby Stocks Golf Club, offering a picturesque course amidst the rolling countryside.

Tring & Berkhamsted - On Your Doorstep

The village of Puttenham lies to the north west of Tring on the Buckinghamshire/Hertfordshire border. There are excellent communications, with easy access to the A41 and on to the M25 (J20). Cheddington, Tring and Berkhamsted railway stations are nearby with services to London Euston, as well as Wendover and Stoke Mandeville to London Marylebone on the Chiltern Line.

Schooling

Educational needs are well served with both state and private options readily available. Long Marston VA Church of England Primary School is OFSTED rated 'Good' and is approximately 1 mile away whereas for secondary education Tring school is also OFSTED rated 'Good' and there is a school bus that stops at the bottom of the driveway. For private options you have Tring Park Performing Arts School, Berkhamsted School and Westbrook Hay schools all within easy striking distance.

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.



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