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# Temptation comes in many forms...



Tring  
PRICE GUIDE £725,000

# Tring

## PRICE GUIDE

£725,000

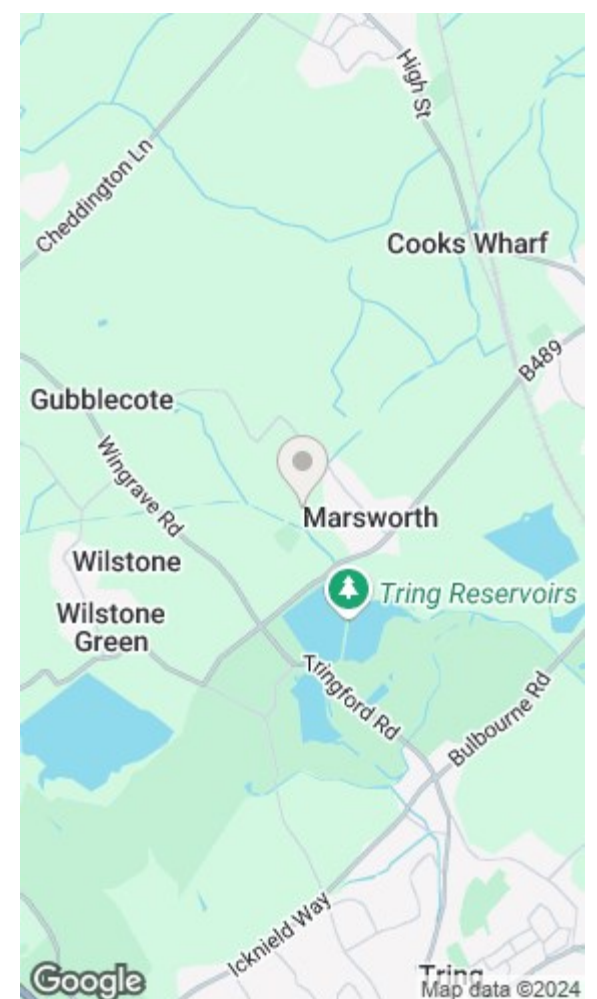
A stunning waterside 'wharf' style home which is presented for sale in first class decorative order with three double bedrooms, balcony with views towards the water and a wonderful landscaped garden - an ideal entertaining space in the summer. Early enquiries highly recommended.



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### Marsworth Wharf, Marsworth, Tring, HP23

Approximate Area = 1409 sq ft / 130.9 sq m (excludes store)  
For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	94		

Energy Efficiency Rating: 76 (Current), 94 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: Current and Potential ratings are not specified in the image.





A stunning property forming part of an Architect design and exclusive development of just 13 homes.



#### Ground Floor

A solid front door opens to the entrance hall where a door opens to a ground floor cloakroom fitted with a white two piece suite. From here stairs rise to the first floor landing and you walk through to the most stunning of open plan reception rooms. With large slim framed sliding patio door opening to the landscaped rear garden and a window to the front, natural light floods this space. The reception room is sized to accommodate both the largest of sofas and formal dining table and chairs. With wide plank engineered oak flooring and a number of recessed downlighters to the ceiling this is the perfect entertaining space. From here you enter the kitchen area which has been fitted with a high quality range of handleless base and eye level units which incorporate a number of drawers and composite work tops over. Fully loaded with integrated appliances to include eye level double oven, induction hob with extractor over, fridge/freezer and dishwasher.

#### First Floor

The landing area has solid doors opening to all three of the double bedrooms and to the main family bathroom which has been fitted with a luxuriously appointed white bathroom suite comprising bath unit with shower and shower screen over, wall hung wc and wall hung sink. The principal bedroom is positioned at the front of the property with floor to ceiling glass sliding patio doors opening onto a private balcony with views over the waterways. There is a dedicated dressing area with double width fitted wardrobe leading to the ensuite bathroom which is also fully fitted with a bath with shower screen and shower unit over, wall hung wc and sink units. Bedrooms two and three are positioned to the rear of the property overlooking neighbouring paddocks and countryside and also boast vaulted ceilings.

#### Outside

Directly to the front of the property is a block paved driveway with parking for two cars and a pathway leading to the front door. There is also a useful and well proportioned integrated store cupboard at the front. The rear garden has been beautifully landscaped and an ideal place to entertain into the evening due to its Westerly facing aspect. Laid to grey contemporary paving the garden is fully enclosed by mature hedging and slatted fencing while also incorporating a seating area to one corner.

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#### Property Highlights

Complementary natural materials and colour palette help create an ambience of community and tranquillity. Internally the developers have combined quality with style to create light airy open spaces to maximise views and natural light. The properties are faced in stone, white brick and timber. Full height glazing allows light to stream in. Set under zinc roofs, the architect has created a local palette but in a contemporary way. Underfloor heating to ground floor.

#### The Location

Marsworth Wharf offers family living in a stunning rural setting combined with quick and easy transport connections. Tring Reservoir is very close by and Ivinghoe Beacon National Trust Estate offers beautiful surroundings for that early morning dog walk. Boats are available to hire on the Grand Union canal at nearby Pitstone Wharf and a traditional Sunday lunch at the Red Lion is within a ten minute walk. Aylesbury Vale swimming and fitness centre, the Tring Leisure Centre or Chesham heated open air pool will appeal to the inner fitness fanatic. Alternatively pamper yourself at the prestigious heath and beauty facilities at near by Champneys. Budding Rory McIlroy's will be well catered for with several clubs including Aylesbury Vale, Stocks, Ashridge and Chiltern Forest all close by.

#### Education In The Area

There are some outstanding educational facilities to offer too, with a choice of independent and state schools catering for children of all ages. There are a selection of primary schools in Tring and the prestigious Berkhamsted Prep School is a 2-11 co-educational school with a high academic standard. Tring Park School for the Performing Arts is a performing arts and academic school for pupils who show talent in one or more of dance, drama and musical theatre. Tring School is an Ofsted rated good, 11-18 co-educational Academy School with 72% of pupils achieving 5 GCSEs (A\*-C) or more. Aylesbury Grammar School and Aylesbury High School are also close by.

999 Year Lease from 2015  
Service charge - £45 per month  
Ground rent - £200 per annum  
Council Tax band - F



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