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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £1,000,000

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A rare opportunity to acquire a home in a premium position on one of Tring's most prestigious cul de sacs. This imposing five bedroom detached executive family home comprises three receptions rooms, fitted kitchen with appliances, utility room, three bathrooms, substantial mature rear garden and double garage. Within easy access to the Town Centre, catchment of excellent local schools and just minutes drive from commuter links.

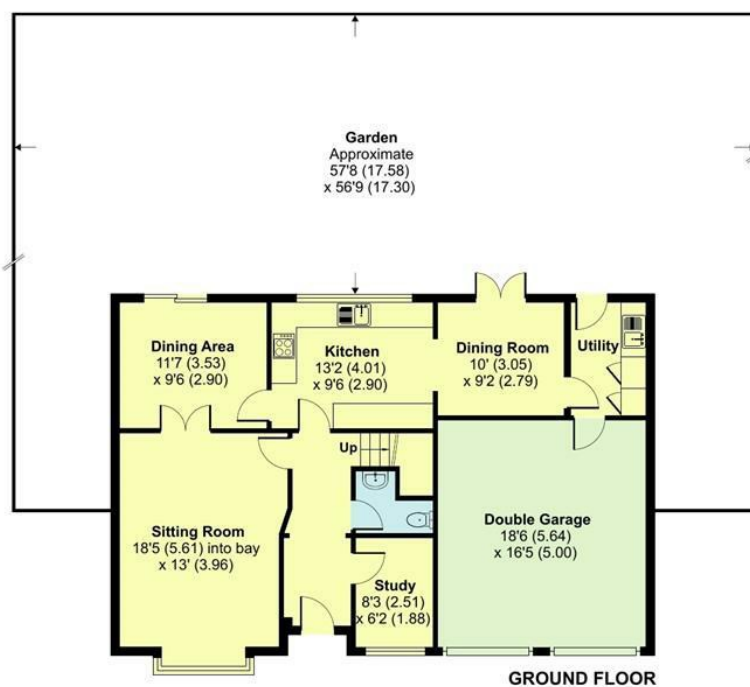
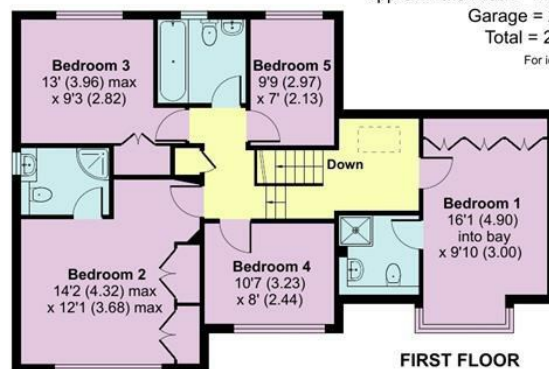


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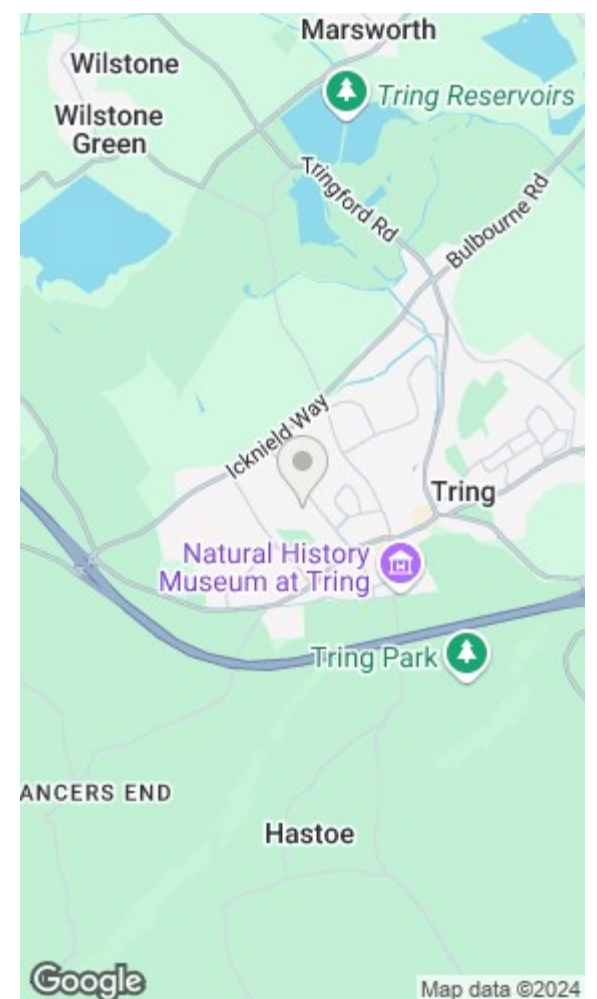


Okeford Close, Tring, HP23

Approximate Area = 1726 sq ft / 160.3 sq m
 Garage = 297 sq ft / 27.5 sq m
 Total = 2023 sq ft / 188 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sterling Homes. REF: 1163769



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| 68 | 82 | | |





A rare chance to purchase a well positioned property a stones throw from the town centre!



Ground Floor

The front door opens to a welcoming and spacious entrance hall where doors open off to the ground floor and stairs rise to the first floor. Overlooking the front of the property is a dedicated study while a door opens to a really generously proportioned living room with box window to the rear and double doors open to a dining room which the current owners use as a family room since the comprehensively fitted kitchen also has its very own dining space. From here a door opens to a utility room and a courtesy door to the integral double garage.

First Floor

A split level landing has a door opening to one of the bedrooms which overlooks the front and has the advantage of an ensuite and a whole bank of fitted wardrobes which extend the width of the room. From here a couple more steps rise to the main landing area where doors open to the remaining four bedrooms and to the family bathroom which is fitted with a three piece suite. There is a second ensuite to bedroom two which, along with bedroom three, both have fitted wardrobes.

The Outside

In addition to the driveway, front garden and integral double garage, a side pedestrian gate gives access to the well maintained rear garden. There is a very generous sandstone patio directly to the rear of the property which extends the full width of the garden and leads to the main portion of the garden which is laid to lawn. Fully enclosed by fencing there is a good degree of mature planting towards the rear boundary and a number of specimen trees providing an excellent degree of privacy.

The Location

The property is situated in a sought after location and within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. Okeford Close is ideally placed to take advantage of all the countryside Tring has to offer.

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Education In The Area

The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

Proximity To Schools

Goldfield Infants' and Nursery School (0.1 Miles)
 Bishop Wood Church of England Junior School, Tring (0.2 Miles)
 Dundale Primary School and Nursery (0.3 Miles)
 Tring Park School for the Performing Arts (0.6 miles)
 Tring School (0.8 miles)
 John Colet School (3.4 miles)

Transport Links

Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

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 and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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