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Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £850,000

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A simply stunning property which is offered for sale in excellent decorative order with magnificent open plan kitchen/dining/family room extending the full width of the property alongside a dedicated living room. 4 double bedrooms with ensuite to the main bedroom.

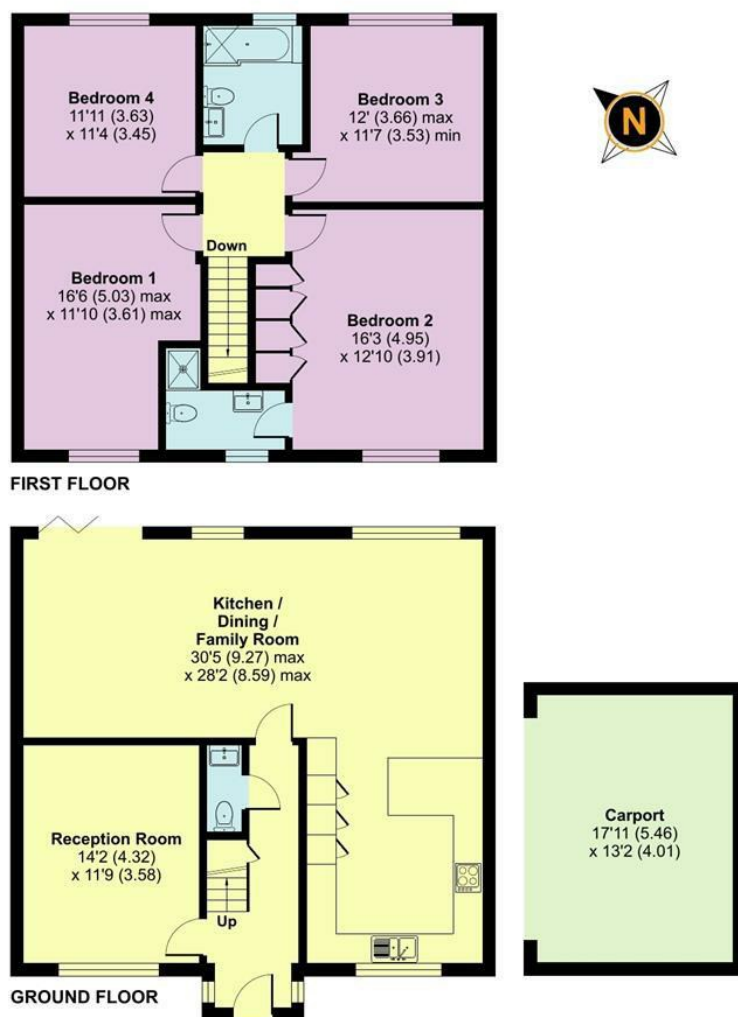


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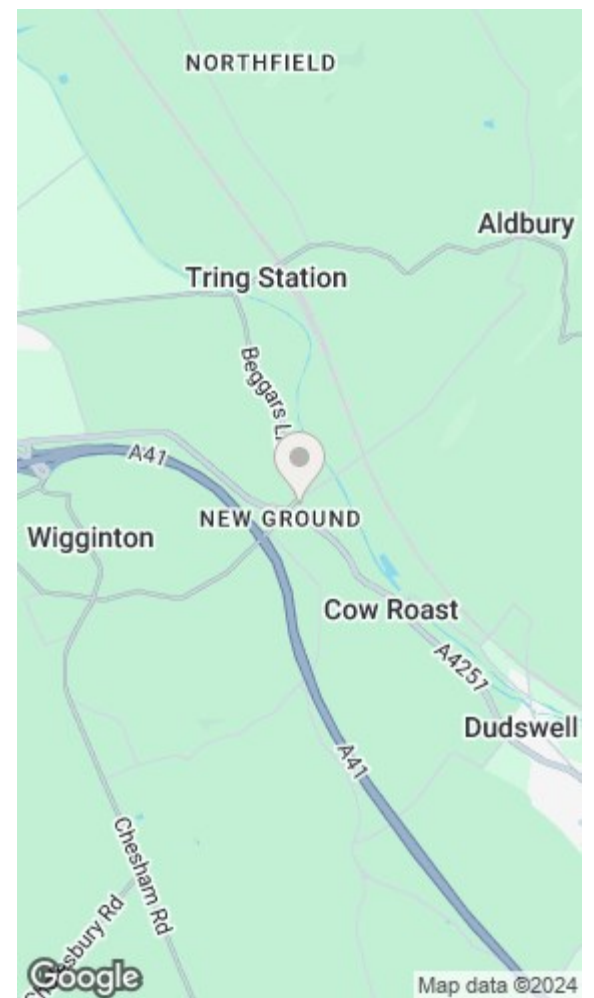
Chiltern Hills Close, Tring, HP23

Approximate Area = 1773 sq ft / 164.7 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1188899



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	93		





A chance to purchase a wonderful home in a semi rural location yet within easy striking distance of both Tring & Berkhamsted.



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The Setting

Chiltern Hills is a contemporary and exclusive nearly new development of 10 high quality 3 & 4 bedroom new homes positioned on what used to be an old farmhouse, situated on the fringes of the beautiful village of Aldbury in the Bulbourne Valley.

With an idyllic semi-rural setting and a location of immediate distinction, these superbly crafted family homes offer a lifestyle of privacy, security and absolute exclusivity where beautiful countryside views are visible from almost every angle.

These homes have been designed to appeal to everyone. Comfortable and elegant layouts are light and spacious, and have been finished to the highest standards with modern shaker style kitchens complemented by 'Bosch' appliances and quartz worktop surfaces, luxury bathrooms, quality tiled flooring with underfloor heating on the ground floor.

The Location

Charming and characterful, Aldbury lies between the quaint market town of Tring and the increasingly metropolitan town of Berkhamsted. This quintessential English village is known for its 'chocolate box' appeal and has been used many times for TV and film. For families there is an excellent primary school which feeds into the regarded Tring secondary school and there is also a couple of choices for those who prefer private education. Nearby is the lovely open spaces of Ashridge Park, a haven for golfers, horse riders and walkers, perfect for fun family days out. For the commuter there are excellent transport links. Tring mainline station is approximately one mile away with trains into London in just 40 minutes. Also close by are the excellent motorway networks including the A41, M25 and M1.

The Ground Floor

A spacious entrance hall has stairs directly ahead of you rising to the first floor landing and with a cloakroom underneath and a useful cupboard beside. On the left of the entrance hall there is a door opening to a dedicated living room and ahead a door with glazed inserts opening to a simply stunning open plan kitchen/dining/breakfast room. Spanning the full width of the property there is a distinctive area for sofas with bi-fold doors opening to the rear garden and a second area for dining room table and chairs which naturally leads to the kitchen area which has been comprehensively fitted with a range of base and eye level units and quartz work top which incorporates a breakfast bar over.

First Floor

The landing area has doors opening to all four genuine double bedrooms with two of them boasting far reaching views over countryside to the rear. Three of the bedrooms are well served by a luxuriously appointed family bathroom which offers a large bath with a shower overhead.

The Outside

To the front of the property is a characterful block paved driveway leading to a carport. A pedestrian gate to the side leads to the garden. A pathway with retaining brick walls to either side leads to the front door. The rear garden benefits from an Easterly facing aspect. Mainly laid to lawn and enclosed by a range of fencing with mature hedging to the rear boundary.

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.



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