



HUNTERS[®]
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54 High Street, Tring, HP23 5AG

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Guide Price £1,100,000

- FIVE BEDROOM DETACHED FAMILY HOME
- DRIVEWAY PARKING and PRIVATE REAR GARDEN
- UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- GARDEN ROOM
- BEAUTIFULLY PRESENTED
- KITCHEN/DINING ROOM
- WELL APPOINTED KITCHEN
- EN-SUITES TO MAIN BEDROOM AND GROUND FLOOR BEDROOM
- REFURBISHED, REFITTED AND REMODELLED THROUGHOUT IN THE LAST TWO YEARS
- TOWN CENTRE LOCATION

Nestled within the heart of the historic market town of Tring, Hunters are delighted to market this truly beautiful detached five bedroom period family home. Originally part of the Rothschild Estate and dating back some 200 years or so, the property has a varied history over the years.

Originally the forge and blacksmiths building supporting the estate, it was later used as a doctors' surgery, then a bed & breakfast before being converted into a large family home that has been extensively remodelled and improved over time, to include a complete refurbishment by the current owners.

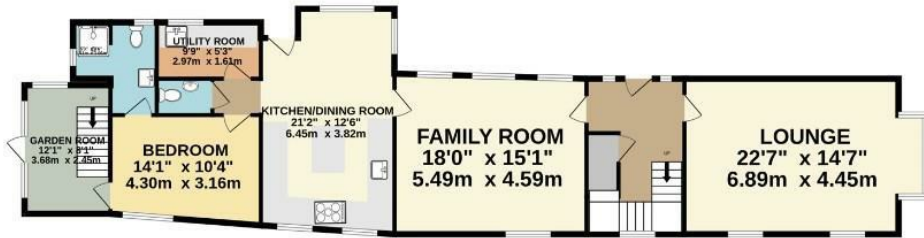
The house itself really has to be viewed to appreciate the ambience and the versatility of the accommodation.

Conveniently situated in the centre of Tring and positioned away from the road, this residence presents itself with the advantage of driveway parking for multiple vehicles. The house features a spacious lounge adorned with an open fireplace and built-in bookshelves, alongside a distinct family room equipped with a cast iron log burner. A contemporary kitchen dining room, which seamlessly blends elegance and functionality, is complemented by a garden room that provides access to the outdoor garden space. Additionally, the property includes a ground floor bedroom with en-suite, which could also be used as an office, a separate utility area, and downstairs cloakroom.

The first-floor accommodation comprises four bedrooms and a family bathroom, plus plenty of storage. The main bedroom has its own shower en-suite and a range of newly fitted wardrobes.

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GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 2572 sq.ft. (239.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	83
England & Wales		EU Directive 2002/91/EC	

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

Ground Floor Accommodation

Upon entering the home, you will find a spacious hallway with a large storage cupoard for coats and shoes and a staircase leading to the first floor landing. From the hallway you enter two separate reception rooms, currently used as a family/reading room and a lounge. Moving through from the lounge, the kitchen is equipped with all the essential appliances, including a double oven, hob, large island, boiling water tap, integrated dishwasher, fridge and freezer. The kitchen back door leads through to the rear garden.

You will also find what is currently used as a bedroom with a second en-suite bathroom and door to the garden room, which combined, could easily be used as a self-contained annexe. The garden room has its own entrance/exit that leads through to the courtyard garden.

The ground floor accommodation also benefits from a utility room and a downstairs cloakroom.

First Floor Accommodation

Upstairs, you'll discover four bedrooms and a family bathroom.

The main bedroom is a true gem, offering plenty of storage and dual aspect windows allowing natural light to enter the room, also featuring an en-suite shower. Three further double bedrooms occupy the first floor.

Completing the upstairs is the well-appointed main bathroom adorned with tasteful decor and equipped with a bath, electric shower over, basin, and WC.

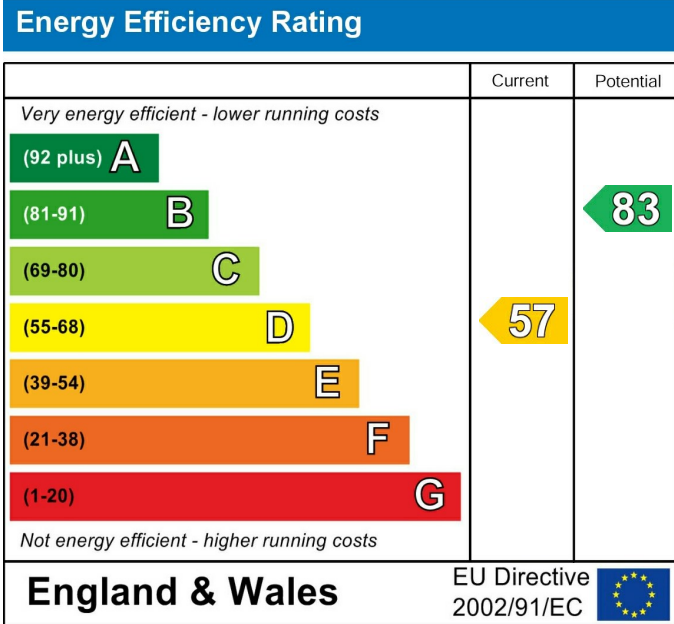
External

Rare for a town centre property, but expected for a home of this magnitude, there is a double gate which opens to a characterful cobbled driveway providing parking for multiple vehicles, which leads through to a

stunning rear garden, the original cobbles and stones from the original forge were used in its landscaping. There are two sheds and a log store, plus a newly installed full size shed concealed by trees and shrubs.

Location

The property is situated in the centre of Tring town, which is a historic market town, providing a range of individual shops and restaurants. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves, whilst having a high speed rail link into London. 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.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







