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Tring

OFFERS IN EXCESS OF £1,200,000



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Tring

OFFERS IN EXCESS OF

£1,200,000

Occupying one of Tring's most sought-after residential roads, this exceptional detached family home offers almost 2,800 sq ft of beautifully proportioned accommodation, thoughtfully designed for modern family life. Combining exceptional entertaining space with five generous double bedrooms, four bathrooms, a mature private garden, ample parking and a double garage, it represents a rare opportunity to acquire a home of this size and calibre in one of the town's most desirable locations. Ideally positioned within easy walking distance of Tring station, highly regarded schools and the vibrant High Street, it offers an outstanding lifestyle for families seeking space, convenience and timeless appeal.



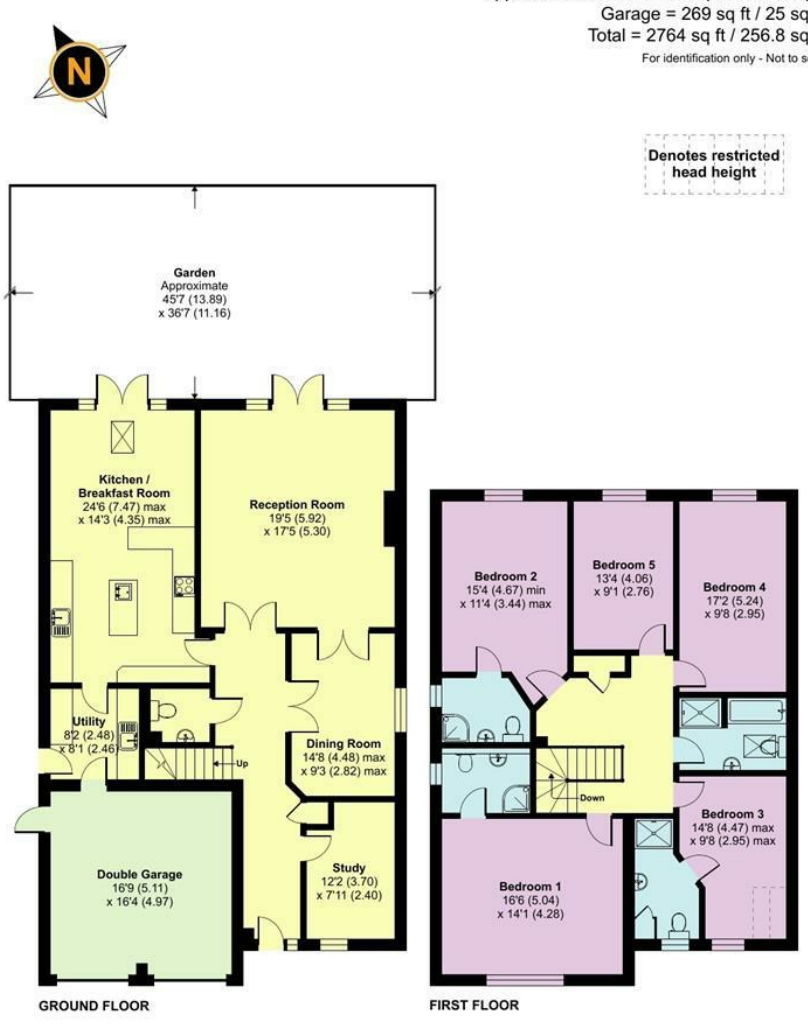




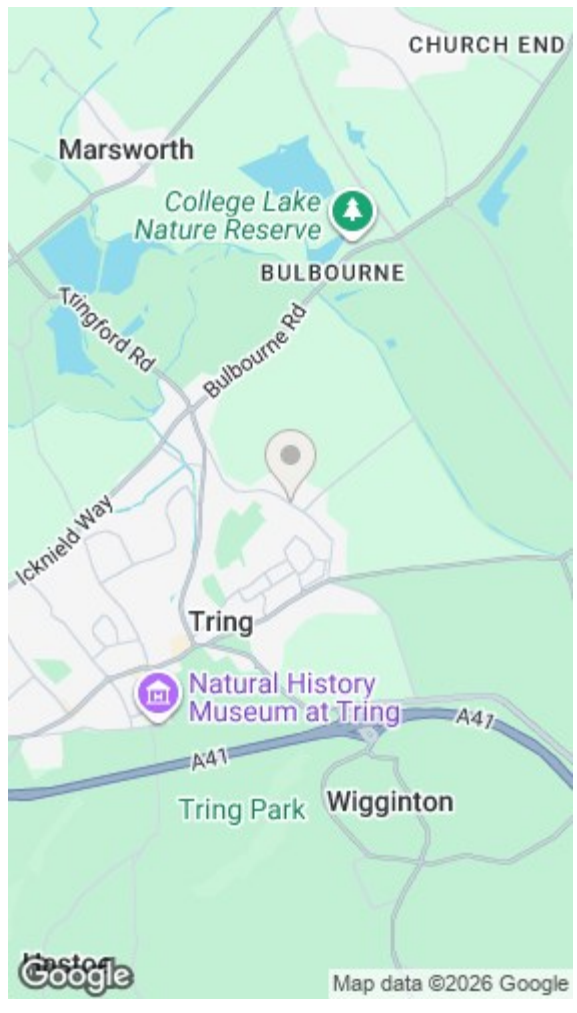
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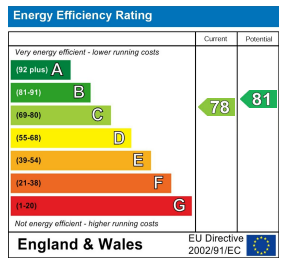
Grove Road, Tring, HP23

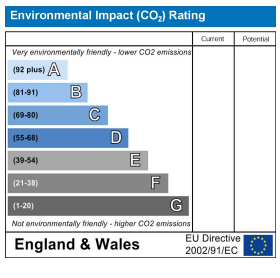
Approximate Area = 2495 sq ft / 231.8 sq m
Garage = 269 sq ft / 25 sq m
Total = 2764 sq ft / 256.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sterling Homes. REF: 1374350







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An impressive family home on the station side of town and close to primary, junior and the secondary schools.





Ground Floor
An impressive entrance hall welcomes you into this property. To the right hand side a door opens to a dedicated home office. Moving into the inner lobby area the stairs rise to the first floor while double doors open to both the impressive principal reception rooms. Located at the back of the property is the living room which has a feature fireplace, with a gas supply for further installation, and French doors with floor to ceiling windows either side opening to the rear garden and allowing natural light to flood this space. The main dining room could also be easily used as a family room or snug given the fact the extensive open plan kitchen has its own dedicated dining space alongside a breakfast bar incorporated to the work top and an imposing central island space. The kitchen is also complimented by a separate utility room which has a courtesy door opening to the integral double garage. The entire ground floor is heated by underfloor heating, providing warmth on those colder days.

First Floor
The extensive first floor landing area has doors opening to all five of the double bedrooms and to the family bathroom which has been fitted with a four piece suite to include both a panelled bath and a separate shower cubicle. There are ensuite shower rooms to three of the bedrooms including the principal bedroom which overlooks the front.

Outside
The front boundary has a mature hedgerow to provide excellent screening and privacy with an opening to the driveway which leads to the integral double garaging and provides ample parking space. A pedestrian side gate leads to the rear garden which has a large flagstone patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn. Fully enclosed by fencing there is a useful space to the side of the property which the current sellers use as a space to grow vegetables and provides further storage space.

The Location
Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include both independent boutiques and larger chains such as Tesco and M&S Food Hall, while the High Street is also home to a wonderful selection of independent restaurants and coffee shops.

Agents Information For Buyers
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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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
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