



CHRISTCHURCH ROAD,  
TRING, HP23 4EF

# CHRISTCHURCH ROAD, TRING, HP23 4EF £1,250,000 FREEHOLD

**This beautifully crafted newly built four-bedroom detached residence presents an outstanding opportunity for modern family living, offering generous accommodation finished to a high specification throughout. Designed to combine style, comfort, and functionality, the home provides flexible living spaces ideally suited to today's lifestyle.**

Upon entering, you are welcomed by a bright and spacious hallway that leads through to the stunning open-plan kitchen, dining, and living area — the focal point of the home. Featuring sleek cabinetry, a central island, and ample space for relaxing and entertaining, this impressive space benefits from large doors opening directly onto the landscaped garden. A separate utility room adds everyday convenience, while a dedicated study offers the perfect setting for remote working. A contemporary cloakroom completes the ground floor.

The first floor hosts four well-sized double bedrooms, thoughtfully arranged to maximise comfort and privacy. The principal suite features its own modern en-suite and fitted storage, creating a luxurious retreat. A second bedroom also enjoys en-suite facilities, while the remaining two bedrooms are served by a stylish family bathroom finished to a high standard. To the rear, the landscaped garden provides a private and attractive outdoor space, ideal for alfresco dining, family activities, and relaxation. Designed for low maintenance and year-round enjoyment, it offers the perfect extension of the home's living space.

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools

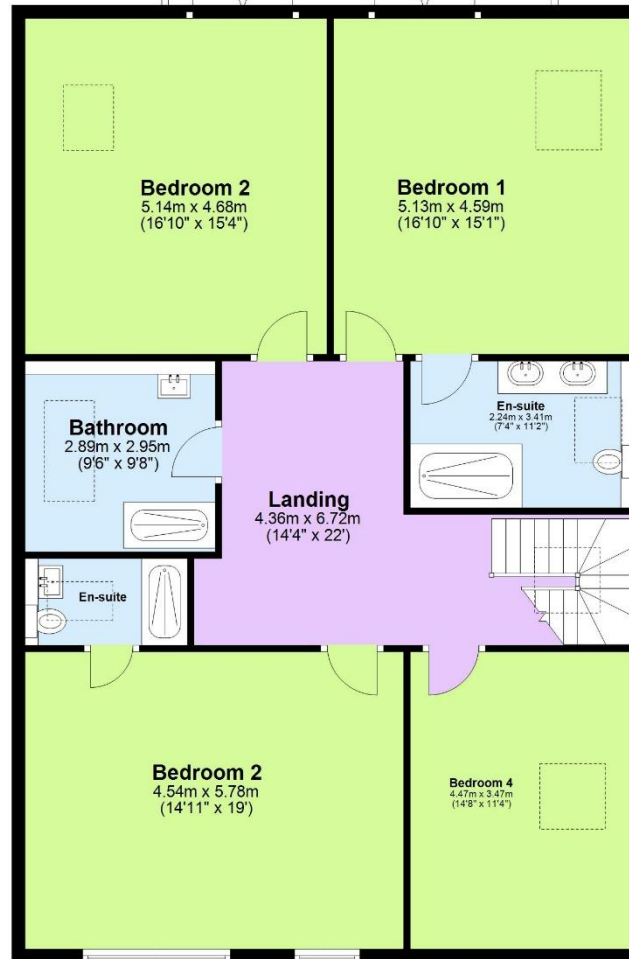
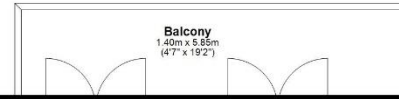






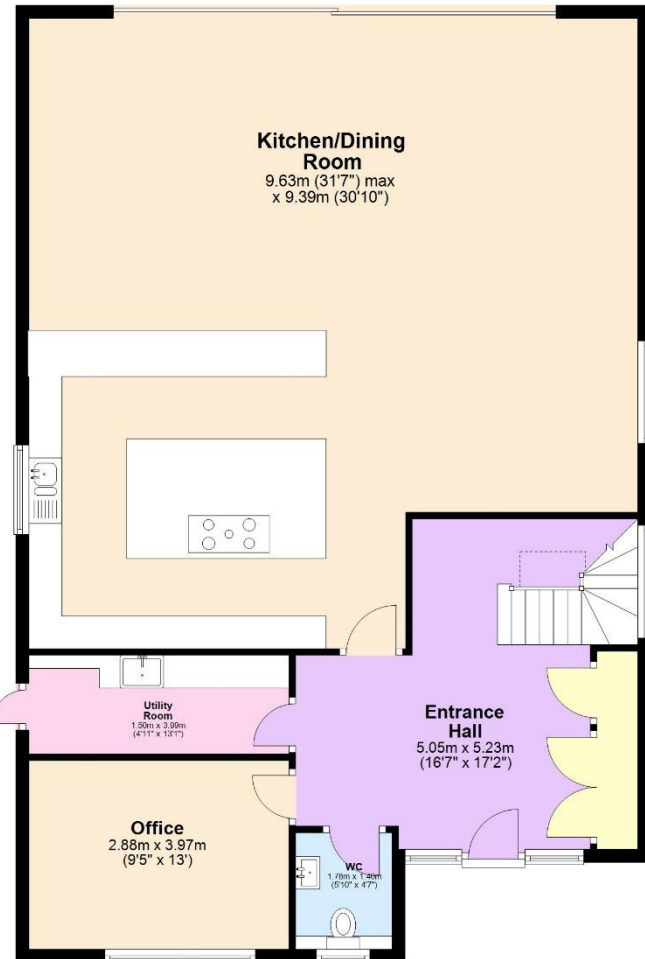
### First Floor

Approx. 132.1 sq. metres (1422.3 sq. feet)



### Ground Floor

Approx. 126.9 sq. metres (1365.7 sq. feet)



Total area: approx. 259.0 sq. metres (2788.0 sq. feet)

TRG108838– Version 2

EPC rating – G Council Tax Band - deleted

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 824133

[tring@brownandmerry.co.uk](mailto:tring@brownandmerry.co.uk)

41 High Street, Tring, Herts, HP23 5AA

[www.brownandmerry.co.uk](http://www.brownandmerry.co.uk)