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Tring

OFFERS IN EXCESS OF £850,000

# Tring

OFFERS IN EXCESS OF

£850,000

Measuring in excess of 2,100 in size and offered for sale with no upper chain. A stunning 1930's home which has been extended and refurbished to provide spacious and flexible accommodation to include a wonderful open plan kitchen/breakfast/family room in addition to two further receptions, four double bedrooms and three bathrooms. Internal inspection essential!



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2026. Produced for Sterling Homes. REF: 1416843



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



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A chance to purchase a mature family home on a private no through road with Southerly facing garden.



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#### The Location

The property offers family living in a stunning rural setting combined with quick and easy transport connections. Tring Reservoir is very close by and Ivinghoe Beacon National Trust Estate offers beautiful surroundings for that early morning dog walk. Boats are available to hire on the Grand Union canal at nearby Pitstone Wharf and a traditional Sunday lunch at the Red Lion is within a ten minute walk. Aylesbury Vale swimming and fitness centre, the Tring Leisure Centre or Chesham heated open air pool will appeal to the inner fitness fanatic. Alternatively pamper yourself at the prestigious heath and beauty facilities at near by Champneys. Budding Rory Mcilroy's will be well catered for with several clubs including Aylesbury Vale, Stocks, Ashridge and Chiltern Forest all close by.

#### Education In The Area

There are some outstanding educational facilities on offer too, with a choice of independent and state schools catering for children of all ages. There are a selection of primary schools in Tring and the prestigious Berkhamsted Prep School is a 2-11 co-educational school with a high academic standard. Tring Park School for the Performing Arts is a performing arts and academic school for pupils who show talent in one or more of dance, drama and musical theatre. Tring School is an Ofsted rated good, 11-18 co-educational Academy School with 72% of pupils achieving 5 GCSEs (A\*-C) or more. Aylesbury Grammar School and Aylesbury High School are also close by.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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. The charge for this is £75 plus VAT per person.

By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.

#### Ground Floor

The front door opens to a useful entrance porch which, in turn, has a door opening to the spacious reception hallway which has stairs rising to the first floor and doors to the ground floor accommodation. With a bay window overlooking the front of the property, the main reception room also benefits from a wood burning stove. Double doors open to a dedicated formal dining room which has both French doors opening to the rear garden and a door opening to the wonderful open plan kitchen/breakfast/family room. With both bi-folding doors and window to the rear this light and airy space with the kitchen area fitted with a range of base and eye level units and space for a range style oven. A door from the kitchen then opens to a dedicated utility room which has a courtesy door to the garage and a door to a ground floor cloakroom fitted with a white two piece suite.

#### First Floor

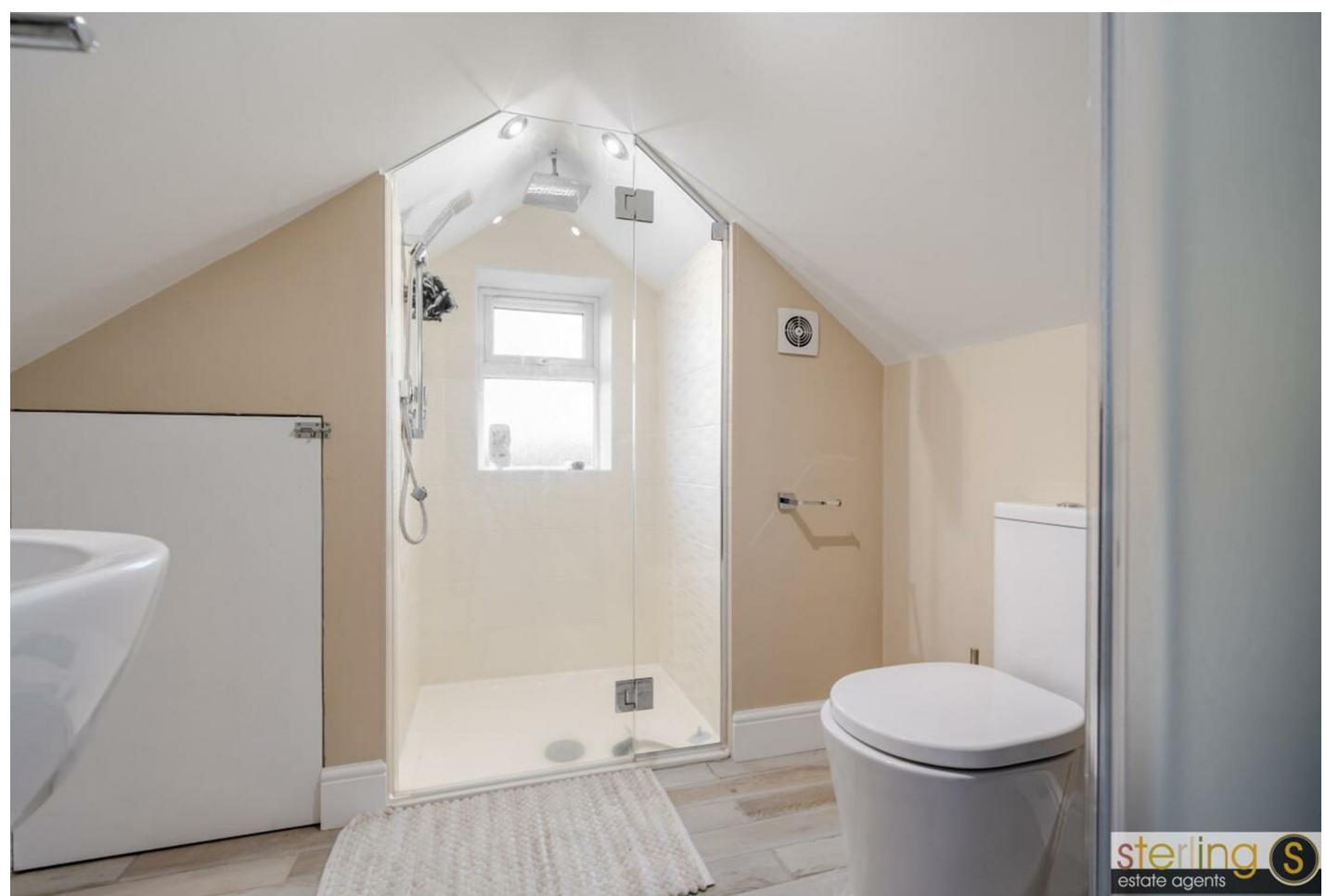
A spacious landing welcomes you to the first floor with a second set of stair rising to the second floor. From here doors open to the first three bedrooms and to the family bathroom which boasts a separate bath and separate shower cubicle. The principal bedroom is positioned on this floor which overlooks the front and also has a large ensuite bathroom, again with separate bath and shower.

#### Second Floor

The fourth bedroom dominates the who second floor and has a three Velux windows to the front and a large window to the rear giving breath taking views over the reservoirs and Chilterns beyond. This bedroom also benefits from ample storage cupboards within the eaves and its own ensuite shower room.

#### Outside

To the front of the property is a brick paved driveway with off-road parking for multiple vehicles and an area laid to lawn. Leading to the garage which has a metal up and over door, power and light and courtesy door opening to the utility room. To the side is a pedestrian gate leading to the rear garden which benefits from a Southerly facing aspect. With an extensive flagstone patio area to the rear of the house the main portion of the garden is laid to grass and is fully enclosed by a range of fencing.



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