

Connells

Hilltop Farm Cheddington Lane
Tring

Hilltop Farm Cheddington Lane
Tring HP23 4QP

for sale
£950,000







Property Description

Set back "off the beaten track" and surrounded by beautiful open countryside, this recently renovated three-bedroom home offers the perfect blend of rural tranquillity and modern living. Ideally located in the picturesque village of Long Marston overlooking the Chiltern Hills between Cheddington and Tring. Both enjoy excellent transport links to London, with Cheddington Station just a short drive away.

The ground floor features a spacious open-plan kitchen/family room complete with a modern finish, cosy log burner, and ample space for entertaining. A welcoming lounge with a character fireplace offers a relaxing retreat. The ground floor also benefits from a generous family bathroom and a versatile utility/garden room, which includes a log burner and pizza oven-perfect for hosting all year round. Upstairs, you'll find two well-proportioned bedrooms and a stylish shower room, making this home as practical as it is charming.

Externally, the property truly excels. A large workshop and a double car port provide superb space for hobbies or storage, while a generous driveway offers ample parking. The beautifully maintained garden features a patio area with pergola, a tranquil pond, and far-reaching views over the surrounding countryside.

This unique property combines peaceful rural living with convenience and character

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Radiator. Tiled flooring.

Lounge

14' 9" x 19' 11" (4.50m x 6.07m)

2 windows to front aspect. 2 windows to rear aspect. Feature fireplace with log burner. 2 radiators. Spotlights. Wooden flooring. Stairs rising to first floor.

Kitchen/ Diner

12' 2" max x 26' 9" max (3.71m max x 8.15m max)

2 double glazed windows to rear aspect. Fitted kitchen with wall and base nits. Spotlights. Radiator.

Induction hob with cooker hood over. Double electric oven. Wood burner. Integrated dishwasher. Wine cooler. Integrated fridge freezer. Breakfast bar.

Shower Room

Double glazed window to rear aspect. WC. Wash hand basin in vanity unit. Fully tiled walls. Shower cubicle. Tiled flooring.

Bedroom One

12' 1" x 10' 11" (3.68m x 3.33m)

Window to front aspect. Built in wardrobe. Radiator. Carpeted flooring.

Landing

Double glazed window to side aspect. Radiator. Carpeted flooring.

Bedroom Two

11' 4" x 9' 9" max (3.45m x 2.97m max)

Double glazed window to front aspect. Built in wardrobe. Carpeted flooring.

Bedroom Three

9' 4" plus door recess x 7' 9" (2.84m plus door recess x 2.36m)

Double glazed window to front aspect. Built in wardrobe. Carpeted flooring.

Shower Room

Double glazed window. Tiled walls. Wash hand basin in vanity unit. WC. Heated towel rail radiator. Spotlights. Tiled flooring.

Utility/ Garden Room

13' 8" x 19' 11" (4.17m x 6.07m)

Double glazed patio doors. Spotlights. Pizza oven. Bar. Central heating boiler. Plumbing for washing machine. Tiled flooring.

Outside

Garage/ Workshop

22' 2" x 39' 4" (6.76m x 11.99m)

Power. Light. Concrete flooring. 2 large electric doors.

Carport

Timber framed carport with parking for 2 cars.

Front Garden

Shingle. Block paved area with pergola over and pond. Raised flower beds. Log storage shed. Patio area. Mature shrubs and bushes.







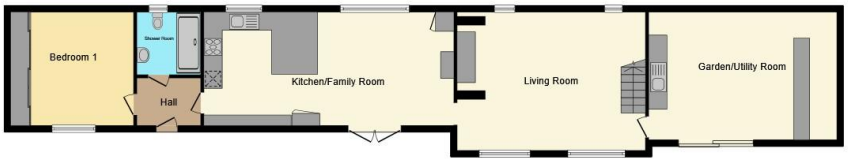





Bar
Junk Shop



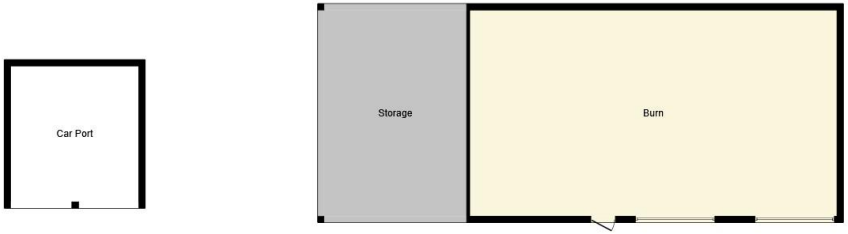




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: E

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311351

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.