



Puttenham Court

Puttenham, Tring, Hertfordshire HP23 4PY



Planted in the past. Crafted for the present.

Part of an unassumingly beautiful cluster of Victorian buildings, The Calf Shed sits within a setting that speaks of time, tradition and a deep-rooted connection to the land.

Originally constructed in 1852, the barns were meticulously and sensitively converted in 2002 to form seven distinct homes, each one retaining the agricultural character and material honesty of the original buildings. Together, they form a rural idyll where heritage and landscape are in perfect harmony.

In a privileged position, this particular property rests on a generous plot of approximately a quarter of an acre which backs directly onto open farmland. The setting is both peaceful and cinematic - fields stretch out beyond the garden, and the quiet rhythms of country life unfold just across the boundary.

Inside, the house opens with a wide entrance hall that immediately offers a sense of space and calm. To one side lies the sitting room: a warm and grounded space arranged around a substantial fireplace with a woodburning stove, while French doors open onto the garden, blurring the threshold between inside and out..

Guide price: £1,150,000
Tenure: Freehold



At the opposite end of the house is a separate study - a versatile space which is generous enough to be used as a fourth bedroom instead, if preferred.

At the centre of the home is the kitchen, dining and family room, stretching almost 40 feet in length. Though open in plan, the space is gently zoned to provide distinct areas for cooking, eating and relaxing. The kitchen has been fitted with bespoke timber cabinetry, hand-painted in soft grey and paired with deep black granite worktops. A butler's sink, breakfast bar and expansive garden views lend the space both function and elegance. A utility room sits neatly to one side. A cloakroom completes the accommodation on this level.

Twin staircases rise from the hallway, each leading to one of the home's two bedroom wings. This symmetry provides a natural sense of privacy and balance. In the west wing, the principal bedroom sits beneath a soaring vaulted ceiling, while glazed doors open onto a Juliet balcony, offering a secluded vantage point over the garden. The en suite is beautifully appointed with twin basins and a walk-in shower. A second double bedroom and a family bathroom, with a freestanding bath, complete this wing.

The east wing is dedicated to a spacious guest suite, also with a vaulted ceiling and its own en suite shower room. The layout is particularly thoughtful; ideal for guests or multi-generational living, offering a sense of separation without disconnect.



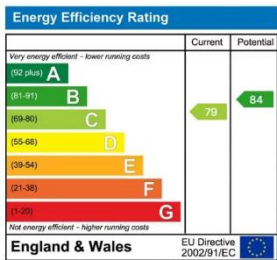
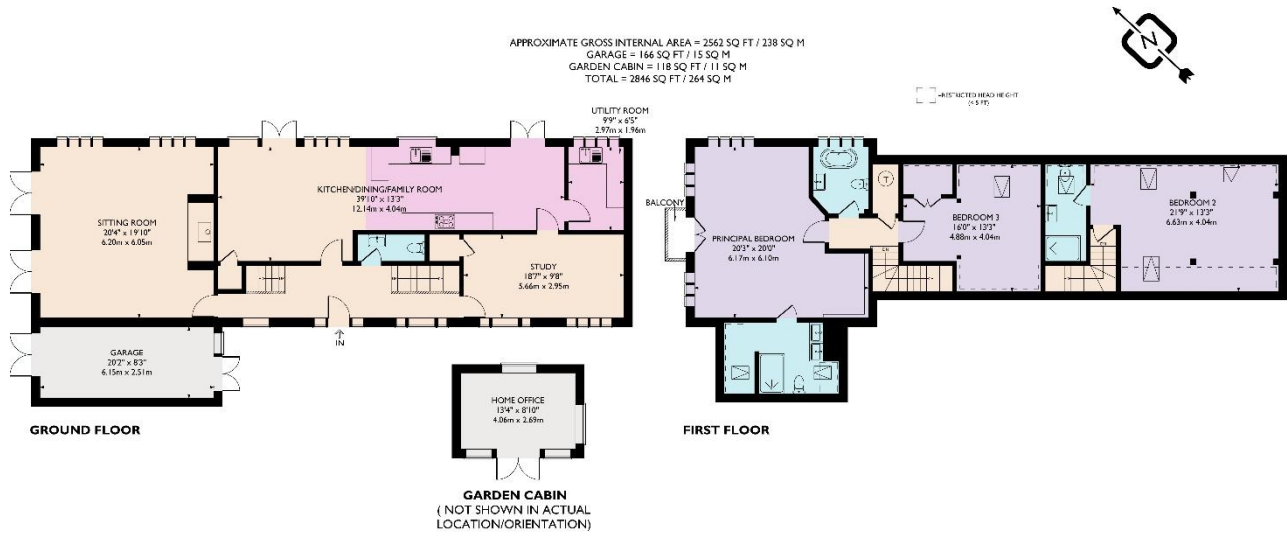
Outside, the garden is laid mostly to lawn, with several seating areas thoughtfully positioned to follow the sun. In summer, the space comes alive with colour, as wildflowers, lavender and poppies burst into bloom, backed by the sight of grazing cattle just over the hedge. A garden cabin offers further flexibility - ideal as a studio, gym or work space. There is also a garage for storage and two dedicated parking spaces, and there are a number of visitors parking spaces located nearby.

Among the most striking architectural features of the house is the barn's original ventilation system: tall, slender openings that once allowed air to circulate through the barn. Now fully glazed, they function as windows, their delicate, decorative arched tops a refined detail rarely found in buildings of this kind. Far from utilitarian, they are small individual works of art in brick - testament to a time when agricultural buildings were crafted with as much care as any home.

Though immersed in a rich and peaceful rural landscape, The Calf Shed is only four miles from the historic market town of Tring, with its independent shops and fast rail connections. This is a place where past and present live gracefully side by side; an honest and deeply charming home, shaped by history but made for today.







Council Tax Band: G

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