
HUNTERS®
HERE TO GET you THERE
8A Bulbourne Road, Tring, HP23 5HF

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Offers In Excess Of £900,000

- FIVE BEDROOM EXTENDED FAMILY HOME
- IMPRESSIVE OPEN PLAN KITCHEN, DINING & FAMILY ROOM
- VERSATILE BASEMENT ROOM IDEAL AS A CINEMA, OFFICE OR PLAYROOM
- OUTBUILDING SUITABLE AS A HOME OFFICE OR GYM
- PROMINENT TRING LOCATION WITH EXCEPTIONAL PRESENTATION THROUGHOUT
- STUNNING COUNTRYSIDE VIEWS
- ACCOMMODATION ARRANGED OVER FOUR FLOORS
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH RAISED DECKING
- DRIVEWAY PARKING, GARAGE & TWO EV CHARGING POINT
- INTERACTIVE VIRTUAL TOUR

Nestled in one of Tring's most sought-after residential locations, this exceptional five-bedroom family home enjoys an elevated position with breathtaking countryside views and offers an outstanding blend of period character, contemporary design and versatile living space across four beautifully appointed floors. Thoughtfully extended and meticulously maintained by the current owners, this is a home perfectly suited to modern family life, combining elegant reception rooms with an impressive open-plan living space designed for entertaining.

From the moment you arrive, the property immediately impresses with its attractive façade, generous driveway providing parking for multiple vehicles, two EV charging point and garage. The welcoming entrance hall leads through to a beautifully presented bay-fronted lounge, complete with fitted plantation shutters that frame the picturesque outlook. A versatile second reception room, currently used as a beautician’s studio, provides excellent flexibility and has previously served as both a cosy snug and dining room prior to the extension, whilst also offering access to the basement level.

Undoubtedly the heart of the home is the stunning extended kitchen, dining and family room. Designed with both style and practicality in mind, this exceptional open-plan space features an extensive range of floor and wall mounted cabinetry, generous work surfaces, integrated appliances and an electric range cooker. Tiled flooring with underfloor heating, flows throughout, while impressive bi-folding doors seamlessly connect the indoors with the beautifully landscaped rear garden, flooding the room with natural light. A separate utility room keeps the practical elements tucked away, alongside a cloakroom with the potential to incorporate a shower if desired. Completing the ground floor is a highly practical boot room, providing access to both the front and rear of the property, together with access into the remaining section of the garage.

The basement level offers superb flexibility and is currently arranged as an additional bedroom. However, this adaptable space could equally serve as a home office, cinema room, games room or children's playroom, making it ideal for evolving family needs.

The first floor continues to impress with three generously proportioned bedrooms, all enjoying spectacular panoramic views across the surrounding countryside. The principal bedroom is particularly elegant, featuring a beautiful bay window with fitted plantation shutters that perfectly capture the outlook. A luxurious four-piece family bathroom serves this floor, offering both style and comfort.

Occupying the second floor are two further spacious bedrooms, complemented by a modern shower room, creating an ideal arrangement for older children, guests or those seeking additional privacy.

Externally, the rear garden is a true highlight of the property. Predominantly laid to lawn, it enjoys an enviable open aspect across the surrounding countryside and offers an exceptional degree of privacy. A raised decked terrace provides the perfect space for outdoor dining and entertaining, while a substantial outbuilding offers endless possibilities as a home office, gym or studio.

The garage benefits from power, lighting and excellent storage, while the generous driveway comfortably accommodates multiple vehicles.

Having been a much-loved family home for almost two decades, the property has evolved alongside its current owners, providing exceptional space from their children's earliest years through to young adulthood. Its superb location has allowed the family to walk to local schools, clubs and activities, while today Tring's shops, cafés, restaurants and pubs are all within easy reach.

The town is surrounded by beautiful countryside, with the Grand Union Canal, reservoirs, Chilterns National Landscape and Ashridge Estate close by. Families are well served by highly regarded local schooling, including Tring School, with access to grammar schools in Aylesbury and Chesham subject to admission criteria. Tring railway station also provides direct services into London Euston.

Combining outstanding family accommodation, countryside views and an enviable location, this is a rare opportunity to acquire a home that has served one family wonderfully for almost 20 years and is now ready for its next chapter.

FLOOR 1
219 sq.ft. (20.3 sq.m.) approx.

FLOOR 2
1096 sq.ft. (101.8 sq.m.) approx.

FLOOR 3
561 sq.ft. (52.1 sq.m.) approx.

FLOOR 4
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 2140 sq.ft. (198.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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