

Walnut Lodge, Buckinghamshire (near Tring)





A super family home in wonderful gardens and grounds, in a delightful rural setting with stunning views and a useful annexe/office.

Summary of accommodation

Main House

Entrance hall | Sitting room | Dining room | Garden room
Kitchen/dining room | Utility room | Cloakroom

Principal bedroom with dressing room and en suite
bathroom | Guest bedroom with en suite shower room

Two further bedrooms | Family bathroom

Annexe/Office

Studio room/office | En suite shower room

Garden and Grounds

Beautiful landscaped gardens | Terrace | Kitchen garden

Swimming pool with pool house

In all about 0.94 acres



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Situation

Walnut Lodge is situated within an Area Of Outstanding Natural Beauty, just outside the market town of Tring which offers a comprehensive range of shopping and recreational facilities. Communications to this area are good with a commuter train service from Tring to London Euston taking approximately 30 minutes and from Wendover on the Chiltern Line taking approximately 45 minutes.

The house is located conveniently for the A41 connecting with the M25 (junction 20) providing access to the National Motorway Network, Heathrow and Luton airports.

There is a wide range of highly regarded schools nearby for all ages, and the home falls under the Buckinghamshire school district.

Distances

Wendover 4 miles

Aylesbury 7 miles

Berkhamsted 10 miles

Hemel Hempstead 13 miles

M25 (Junction 20) 15 miles

London 40 miles

(All distances and times are approximate)



Walnut Lodge

Walnut Lodge is a super family home, situated in a delightful, rural valley just one mile from Tring.

Walnut Lodge is entered through the spacious semi-hexagonal reception hall leading in turn to all three spacious reception rooms. The sitting room has a lovely fireplace, windows to three walls and doors leading out to the gardens. The dining room is a double aspect room and leads through to the stunning garden room with windows to the full width of two walls, and doors leading to the gardens.

The well fitted kitchen/diner, with double doors to the sitting room, also has bi-folding doors to the garden. There is also a Rayburn, featuring a hob and two ovens, which does hot water and central heating. A utility room and cloakroom completes the ground floor.

Upstairs there are four bedrooms, all with wonderful views. The principal bedroom has a walk in wardrobe and en suite and the guest bedroom has an en suite shower room. There is a family bathroom.

The home further benefits from solar panels which generate an annual income of circa £1,000-£1,500.





Annexe/Office

A separate, detached building with a large studio room/office and en suite shower room.

Garden and Grounds

From the lane, the house is approached across a good sized driveway leading to the front of the house, the garage and annexe. The gardens are stunning and beautifully landscaped with large expanses of lawn and a stunning and large paved terrace with floral and shrub beds. There are numerous specimen trees and the whole is enclosed by a combination of mature hedging and fences. There is also a productive kitchen garden.

In the bottom corner of the gardens, behind mature hedging, is the open air swimming pool that is heated and has a paved surround and summer house.

Approximate Gross Internal Floor Area

Ground Floor: 121.7 sq m / 1,310 sq ft

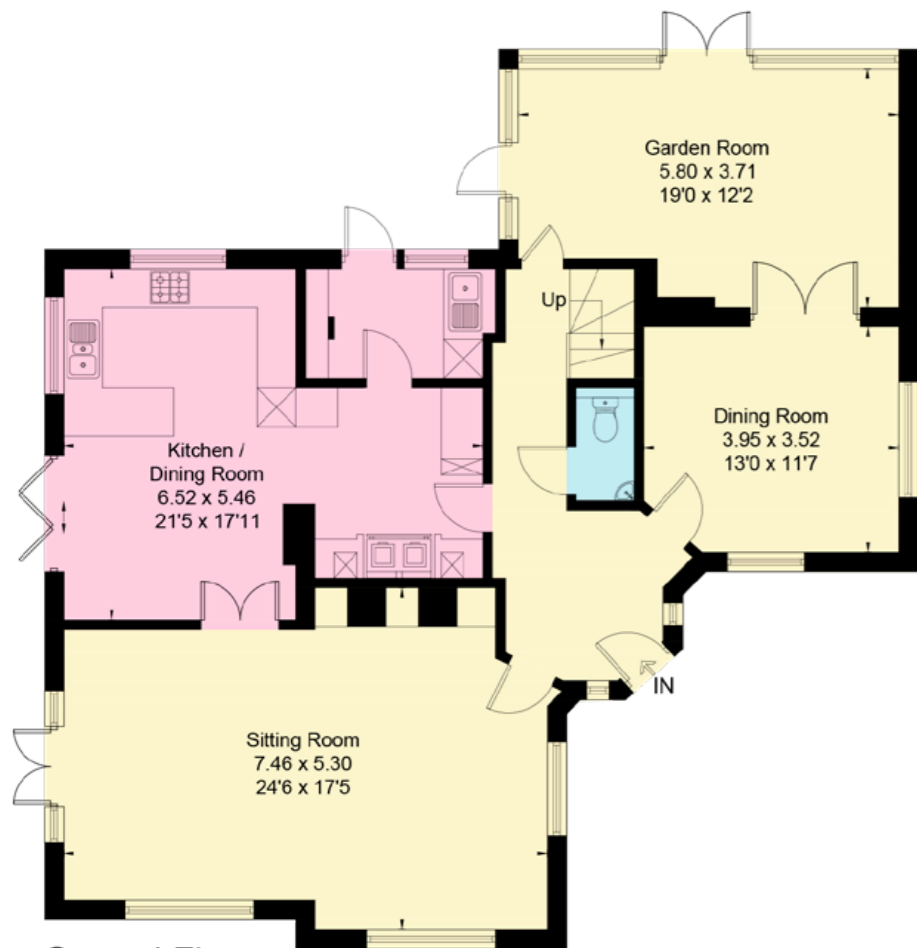
First Floor: 89.0 sq m / 958 sq ft

Garage: 14.8 sq m / 159 sq ft

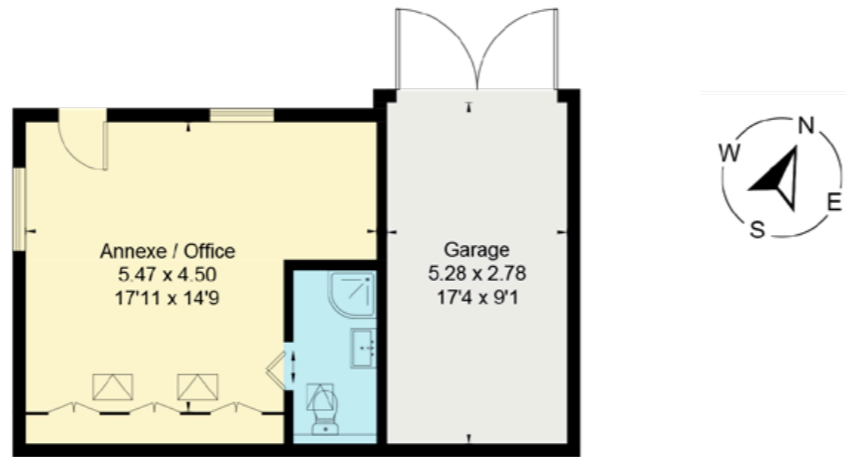
Annexe / Office: 27.2 sq m / 293 sq ft

Total: 252.7 sq m / 2,720 sq ft

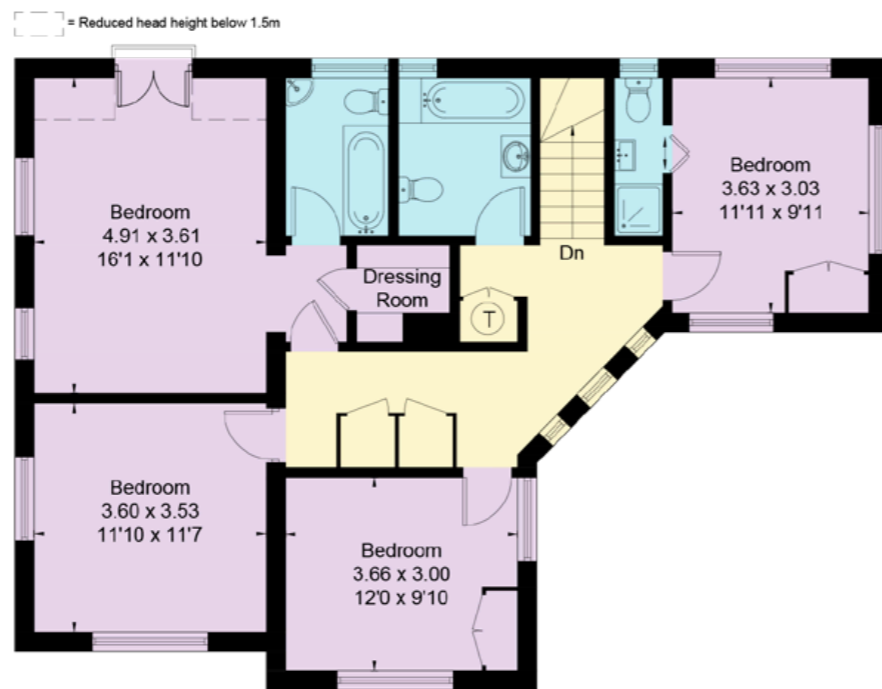
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Property information

Tenure: Freehold

Services: Mains water & electricity, oil fired central heating and private drainage

Local Authority: Buckinghamshire Council

Council Tax Band: G

Energy Performance Certificate Rating: Band C (rating 70)

Postcode: HP23 6LA

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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