



Pendley Beeches

Tring, Hertfordshire HP23 5RA



Rooted in history, ready for its next chapter.

Behind the classic steep gable, decorative bargeboards and beautifully weathered tiled facade, this picturesque Victorian semi is full of period charm and ready to be reimaged by a new generation.

The property offers flexible accommodation across two floors. While it would benefit from a considered update, it holds clear potential for a sensitive restoration by future custodians.

Inside, the hallway leads to a light-filled, dual-aspect sitting room. Aged parquet flooring and an open fireplace bring warmth and texture, while a bay window to the front lends classic proportions and a gentle elegance.

At the heart of the home lies the kitchen - a generous and practical space with wooden floors, fitted units and a range cooker. A wide archway connects through to a generously proportioned dining and family room, where a skylight and bifold doors open the room to the main gardens, creating a strong sense of light and flow.

Double doors from the kitchen lead into a rear extension;

Guide price: £635,000
Tenure: Freehold



an adaptable room with its own kitchenette and en suite shower room, making it well suited as a fourth bedroom, an additional living area, or a self-contained annexe.

Also on the ground floor, there is a utility room which opens to a pretty courtyard garden, and a cloakroom.

Upstairs, three bright bedrooms are arranged off a central landing, along with a modern bathroom. Each space retains the calm proportions and understated detailing typical of the Victorian era.

Outside, the main gardens wrap around the side and rear of the house, with mature planting, a lawn and a paved patio ideal for outdoor dining. The courtyard off the utility room provides a more secluded outdoor retreat.

To the front, there is driveway parking for up to three cars.

This is a house with unmistakable charm and integrity; a home that now invites fresh vision and care to bring it fully back to life.



Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose..



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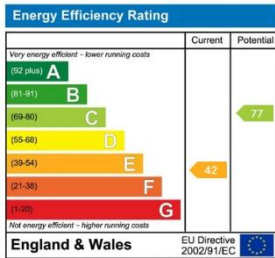


APPROXIMATE GROSS INTERNAL AREA = 1434 SQ FT / 133 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: E

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