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# Tring

PRICE GUIDE £1,500,000


**Temptation** comes in many forms...

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# Tring

PRICE GUIDE

£1,500,000

***HILL TOP LOCATION*** STUNNING VIEWS ***DETACHED ANNEXE *** WONDERFUL GROUNDS & GARDENS*** Approaching 3,000 sq ft in size in total and with flexible accommodation over two floors to include a detached annex to the front of the property and an extensive rear garden. Sold with vacant possession and no upper chain. Viewing is the only way to fully appreciate this home.

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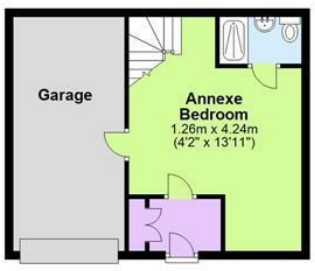

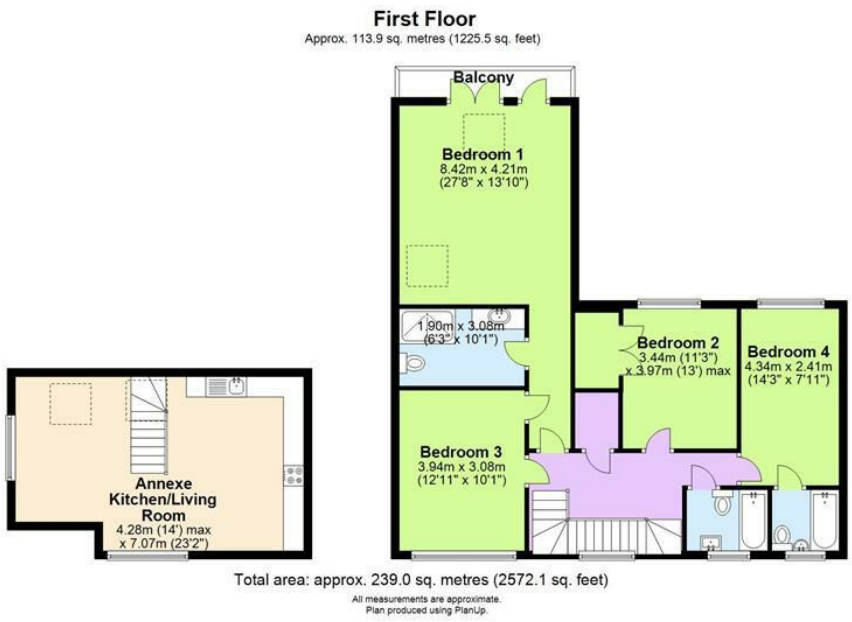

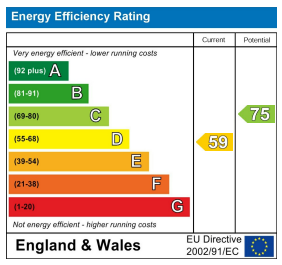


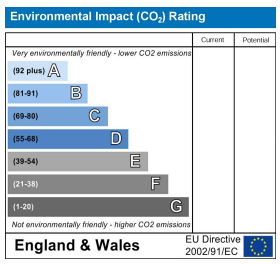


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A rare chance to purchase a property in an elevated position with stunning views and a detached annex.

The Property - Ground Floor
Sterling Lettings are delighted to offer for let this well presented detached family home set in wonderful grounds and gardens located in the picturesque village of Aldbury on the edge of the National Trust owned Ashridge Estate. In brief the accommodation comprises entrance hall with stairs rising to the first floor galleried landing, spacious reception room opening to a family room which is triple aspect with panoramic views over the rear garden, dining hall with French doors opening to the extensive rear patio. Additionally there is a good size 'eat in' kitchen which has two sets of double doors opening to the rear and is further complimented by a separate utility room.

The Property - First Floor
Rising to the first floor the landing area has doors opening to the principal four bedrooms all of which are excellent proportions. The master bedroom boasts a vaulted ceiling and doors opening to the Juliet balcony to admire some of the finest views in the county and an en suite shower room. A family bathroom serves the remaining bedrooms.

Outside & Annex
Externally there is a private driveway providing parking for several cars, detached garage which also comprises a separate entrance to the annex which opens to a ground floor bedroom with en suite shower room. The first floor of the annex has an open plan living/dining/kitchen space with triple aspect windows. The rear garden is an undoubted feature with a raised patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn with a variety of specimen trees.



The Location
Charming and characterful, Aldbury lies between the quaint market town of Tring and the increasingly metropolitan town of Berkhamstead. This quintessential English village is known for its 'chocolate box' appeal and has been used many times for TV and film. For families there is an excellent primary school which feeds into the regarded Tring secondary school and there is also a couple of choices for those who prefer private education. Nearby is the lovely open spaces of Ashridge Park, a haven for golfers, horse riders and walkers, perfect for fun family days out. For the commuter there are excellent transport links. Tring mainline station is approximately one mile away with trains into London in just 40 minutes. Also close by are the excellent motorway networks including the A41, M25 and M1.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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