



## Croftfield House

Queen Street, Tring, Hertfordshire HP23 6BQ



## Past meets present in perfect harmony.

Stylish, contemporary interventions have been beautifully incorporated to the elegant Victorian features of this gorgeous home, creating a seamless blend of past and present.

Situated within the town's coveted Conservation Area, the history of this imposing house is quite unusual, originally designed as a mix of residential and industrial. Today, it has been thoughtfully reimagined to provide four storeys of luxurious private accommodation - in all, over 2,650 sq ft internally.

Every aspect of the design and renovation of Croftfield House has been carried out with great care and painstaking attention to detail. Modern, light-filled living spaces sit cleverly alongside historic features which have been restored and celebrated, with the integrity of the original building remaining paramount. Downstairs, beautiful honey-coloured oak parquet flooring spreads throughout much of the ground floor, while crisp lines and a delicate colour scheme of sophisticated muted tones provide a beautiful contrast. The sitting room runs the depth of the house and retains its original bay window.

**Guide price:** £1,250,000  
**Tenure:** Freehold



Just off the entrance hall, there is a cloakroom and well-appointed fitted utility room, both with tiled floors.

To the left hand side of the house – the original industrial portion - an impressive kitchen, dining and family room forms one spacious and connected space. Bathed in natural light, this lovely room features a dual aspect and also has an eye-catching central vaulted double height lightwell above the kitchen. A nod to the original heritage of this part of the building has been cleverly incorporated with a cool, grey polished concrete floor, while underfloor heating further enhances comfort.

High-end kitchen units in a rich walnut finish are stylishly complemented by crisp white stone worksurfaces. Bosch appliances have been integrated, with the central island incorporating a venting hob. A concealed door provides access to a walk-in pantry.

Down below, the lower ground floor offers a versatile additional room – perhaps a home-gym, an office, cinema room or even a fifth bedroom – the options are almost endless.

Upstairs, the property's four bedrooms are all doubles. The principal bedroom suite is spectacular, beautifully designed to encompass three distinct spaces: sleeping quarters occupy the majority of the space, which features a high vaulted ceiling, a dressing area is located to one wall of the room, while the luxuriously-appointed en suite shower room is positioned to the rear. The vaulted lightwell from the kitchen below stretches up through the bedroom, adding even more natural light.

The guest bedroom suite occupies the top floor and boasts rooftop views, and comes with its own en suite shower room. The final two bedrooms are located on the first floor, along with a sizeable family bathroom.

Outside, the rear south facing garden is connected to the kitchen/dining/family room by sliding patio doors, and comprises a good size lawn area and an attractive sunken patio.

The property is offered for sale with no upper chain.

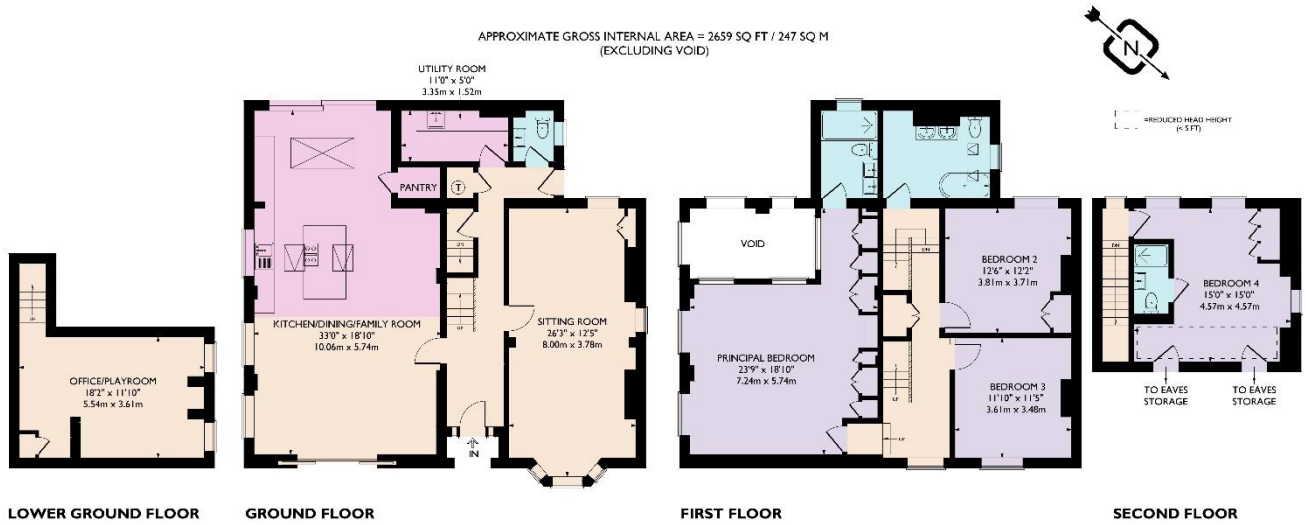


## Every home tells a story

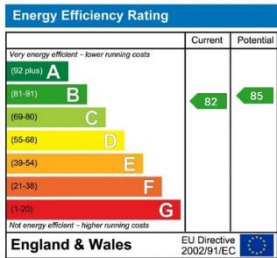
Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.





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



Council Tax Band: E

nashpartnership.co.uk

Tring Office | 01442 820420  
35 High Street, Tring, Hertfordshire HP23 5AA

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.