



Longfield Road

Tring, Hertfordshire HP23 4DG



Classic meets contemporary.

Completed in 2021 but with timeless style, this exceptional home blends the enduring appeal of Victorian aesthetics with the ease and sophistication of 21st-century living.

Light-filled spaces and clean, crisp lines define the interiors, creating a home that is both inviting and refined.

A welcoming entrance hall sets the tone, leading into a bright and airy sitting room, where a bay window framed with contemporary white shutters offers a peaceful view to the front. To the rear, the open-plan kitchen/dining space forms the heart of the home. French doors open directly onto the south-easterly facing garden, effortlessly merging indoor and outdoor living. The kitchen is equipped with sleek, modern cabinetry, polished work surfaces, and a suite of high-quality appliances, offering the perfect balance of style and function. A breakfast bar, expansive dining area, and comfortable seating space provide an ideal setting for both relaxed everyday living and more formal entertaining. A guest cloakroom completes the ground floor.

Guide price: £685,000
Tenure: Freehold



Upstairs, three generous double bedrooms await, two of which feature built-in wardrobes, while the principal bedroom benefits from a stylish en suite shower room. The landing also offers access to a spacious loft, providing excellent potential for conversion (subject to obtaining necessary planning consents), should additional space be desired.

The property's curb appeal is defined by a block-paved driveway with parking for two cars, complemented by side access to the rear garden. With a sunny, southerly aspect, the garden is a lush retreat, predominantly laid to lawn, with meticulously planted borders and raised beds ensuring year-round beauty. At the rear, a raised decked seating area beneath a graceful pergola provides the perfect setting for al fresco dining and relaxed entertaining. A garden shed adds useful storage, enhancing the home's seamless blend of practicality and elegance..

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.

Buckinghamshire's County Town, Aylesbury, is around 8 miles away and boasts a multiplex cinema.

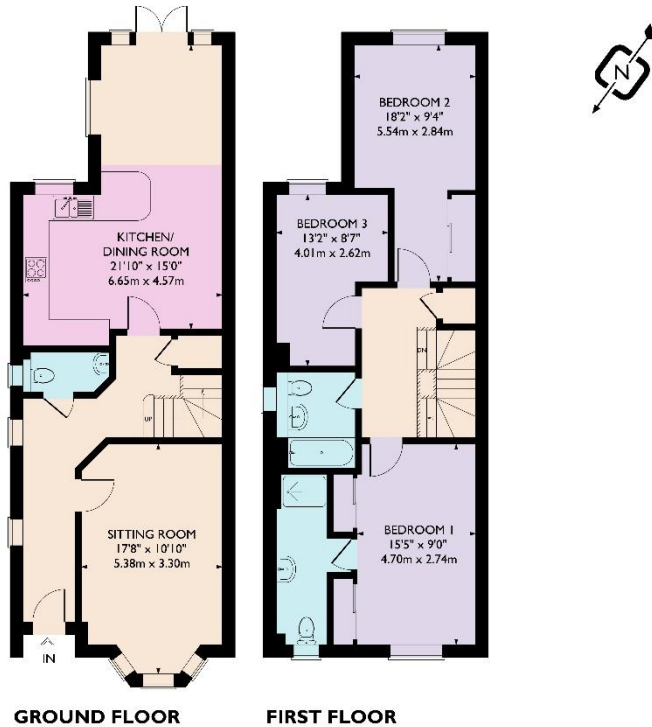
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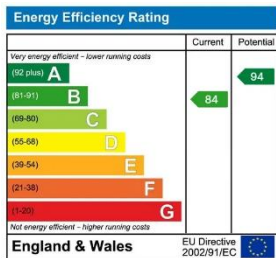


APPROXIMATE GROSS INTERNAL AREA = 1277 SQ FT / 119 SQ M



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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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