



Castles

TRING ROAD
Berkhamsted, HP4 3SE

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Offrs IEO
£725,000
(Freehold)

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This enchanting 17th-century cottage seamlessly blends timeless charm with modern comforts



As you enter from an enclosed porch be captivated by the character-filled ambiance of the spacious hallway, offering a warm welcome and the perfect space for shedding muddy boots and coats after a countryside stroll. From here, the lounge beckons with its cozy atmosphere, boasting chamfered beams, parquet flooring, and a large window that bathes the room in natural light. The centerpiece is an impressive inglenook fireplace, inviting you to unwind by the crackling fire on chilly evenings. The lounge effortlessly flows through to the beamed dining room, creating an inviting space for entertaining and creating lasting memories. Step up to discover a modern fully fitted kitchen, a harmonious blend of old-world charm and contemporary convenience. The kitchen features pale blue-grey fitted units complemented by contrasting cream wall units, all set against wood flooring and adorned with elegant granite worktops and splashbacks. This culinary haven is not only functional but also a visual delight. The ground floor also hosts a versatile double bedroom, which could easily double as a home office, offering flexibility to suit your lifestyle. A beautifully tiled family bathroom completes the ground floor, adding a touch of luxury to everyday living. Venture upstairs to find two additional double bedrooms, each adorned with large windows that frame picturesque views and wood flooring that adds warmth and character. The charm of the 17th century seamlessly marries the convenience of modern living in these delightful spaces. Outside is a stepped garden laid to lawn, featuring wood decking and an outbuilding that provides additional storage or creative space. The access to the rear and side of the cottage adds practicality to the picturesque setting.

Specifications

3 BEDROOMS
2 RECEPTIONS
1 BATHROOM
DETACHED COTTAGE
GARDEN
OUTBUILDING
VILLAGE LOCATION



The property was extended in 1974 to allow for a larger kitchen, bathroom and ground floor bedroom/study



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

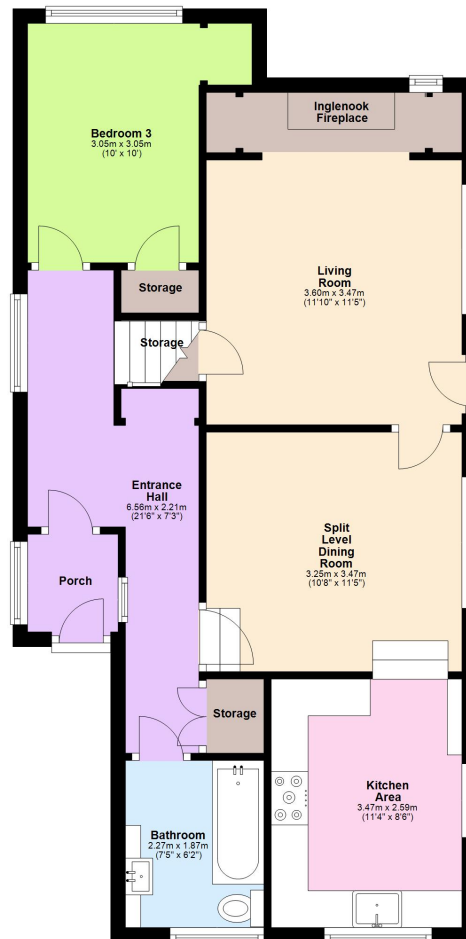
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

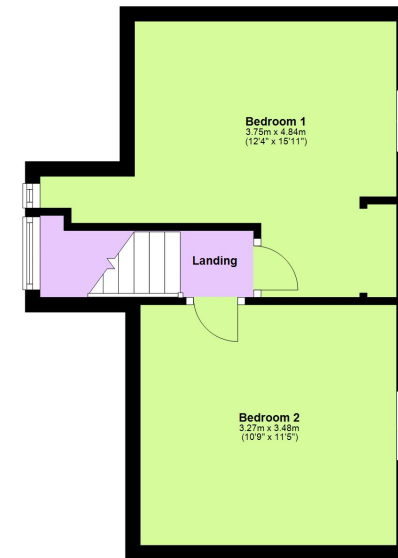
Council Tax Band: E

EPC Rating: E

Ground Floor
Approx. 63.8 sq. metres (686.6 sq. feet)



First Floor
Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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