

Tring Grange Farm, Cholesbury, Hertfordshire







An impressive country house with grounds extending to around 13 acres, close to excellent communications.

Summary of accommodation

Main House

Reception hall | Drawing room | Family room
Kitchen/dining room | Games room | Gym | Utility room | WC
Principal bedroom with ensuite bathroom and dressing room
Two further bedroom with ensuite bathroom
Two further bedrooms | Family bathroom
Two further second floor bedrooms | Bathroom
Eaves storage

Annexe

Reception area | Kitchen | Bedroom | Bathroom

Garden and Grounds

Lawned gardens and terrace | Double garage
8 stables | Paddocks and manège

In all about 13 acres



**Knight
Frank**

Beaconsfield
20-24 Gregories Road
Beaconsfield
HP9 1HQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Oliver Beales
01494 689 264
oliver.beales@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

020 7861 1114
edward.welton@knightfrank.com
will.collins@knightfrank.com

Tring Grange Farm

Built just over 30 years ago, the house is set in extensive grounds with ideal equestrian facilities including stabling, land and a manège. The house has well-proportioned reception rooms with flowing accommodation, ideal for everyday family life and entertaining.

The impressive reception hall provides access to the principal reception rooms including the large kitchen / dining room with a range of units, with central island and door through to the utility room, WC and boot room. Further reception rooms include a family room, a magnificent drawing room with French doors leading to the rear garden. The games room is perfect for entertaining as well as family use and there is also a gym.

The integrated annexe can be used independently from the main house as it can be accessed separately. Comprising a bedroom, sitting room, kitchen area and bathroom this offers ideal accommodation for staff or guests.

The principal bedroom suite, with en suite bathroom and dressing room, enjoys views over the gardens. There are four further double bedrooms on the first floor, two with en suite facilities. The second floor benefits from two double bedrooms, bathroom and eaves storage.





Situation

Tring Grange Farm is situated on the outskirts of the hamlet of Cholesbury. The property is surrounded by the picturesque Chilterns and lies within Green Belt countryside, designated as being an Area of Outstanding Natural Beauty. Despite its rural location the nearby towns of Tring, Berkhamsted, Chesham and Wendover are readily accessible providing an excellent range of shopping, schools, recreational and transport facilities.

Communication links are excellent in the area with the A41 bypass connecting with Junction 20 of the M25 and providing access to the motorway network. There are a number of rail links available including Berkhamsted and Tring to London Euston (approximately 33 minutes) and Metropolitan Underground services are available from both Chesham and Amersham (London Marylebone and Baker Street approximately 40 minutes).

Sporting and recreational facilities in the area include golf at Ashridge, Berkhamsted and Stocks and the Champneys Health Club just down the road at Wigginton. The Chilterns provide many delightful rides and walks and the local cricket club play on Cholesbury village green.

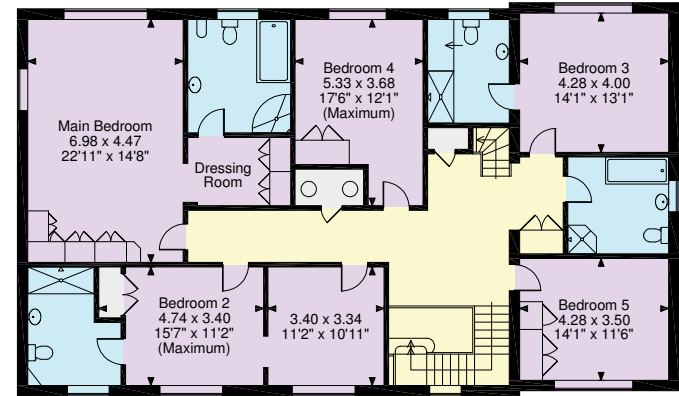
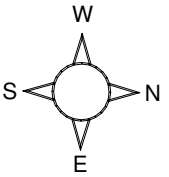
There is a wide choice of schooling for children of all ages including Berkhamsted School, Cholesbury Primary School, Wigginton Primary School, Lockers Park Preparatory School in Hemel Hempstead, Chesham Preparatory School, Dr Challoner's in Amersham, Aylesbury Grammar Schools and the Arts Educational School in Tring.

Distances

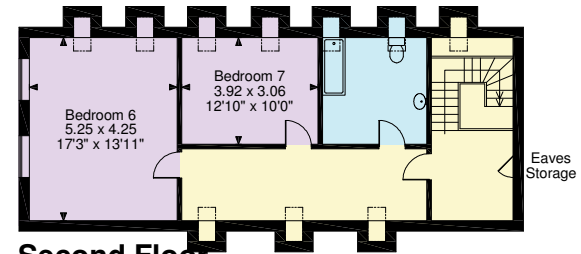
Tring 4 miles, Berkhamsted 4 miles (London Euston 33 minutes), Chesham 5 miles, Amersham 7 miles, Aylesbury 11 miles, M25 (J20) 14 miles, M1 (J21) 17 miles, central London 39 miles (All distances approximate).



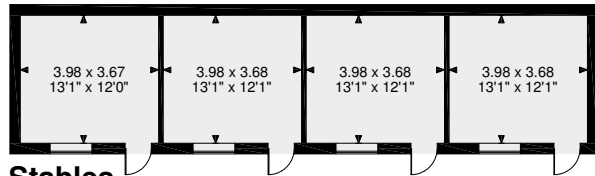




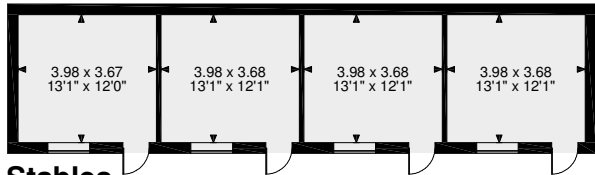
First Floor



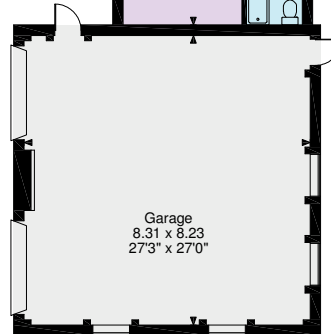
Second Floor



Stables



Stables



Approximate Gross Internal Floor Area

Main House: 580 sq m / 6,240 sq ft

Garage: 68 sq m / 736 sq ft

Annexe: 44 sq m / 478 sq ft

Stables: 119 sq m / 1,284 sq ft (not shown in actual position)

Total: 812 sq m / 8,738 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garden and Grounds

Set in a peaceful valley the house is approached by a gravel drive, with lawns either side, culminating at a turning circle where there is ample parking for several cars along with a triple garage. To the rear of the house there is a large west facing terrace on the edge of the lawned gardens with mature trees and herbaceous and perennial beds and borders.

There are two stable blocks, comprising 8 stables (one used as a tack room), paddocks and a manège making the property ideal for keeping horses and ponies, particularly as there is direct access to bridleways.

A footpath runs along one boundary of the property providing a useful route into Cholesbury village and The Full Moon public house.







Services

Private drainage, oil fired central heating, mains electricity and water.

Local Authority

Dacorum Borough Council. Telephone: 01442 228000.

Energy Performance Certificate

Rating: Band F

Directions (Postcode: HP23 6JQ)

From Junction 20 of the M25 take the A41 north towards Aylesbury. After approximately 8 miles turn off at the Tring exit. At the roundabout take the first exit, towards Wigginton and then turn immediately left along The Twist. On reaching the crossroads proceed straight over, sign posted towards Chesham. After approximately 2 miles turn right onto Horseblock Lane, at the bottom of the valley turn right onto the driveway signposted Tring Grange Farm.

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP 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 Knight Frank LLP 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). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: 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. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2022. Photographs and videos dated April 2022.

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