

# Tring Grange Farm, Cholesbury, Hertfordshire

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

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### 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**



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## 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.

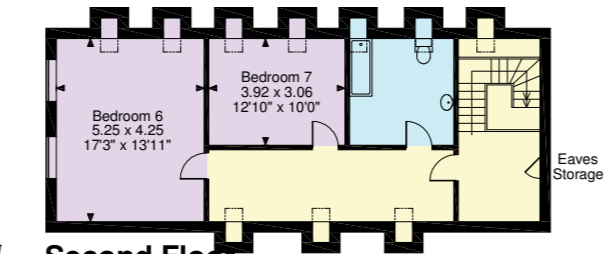
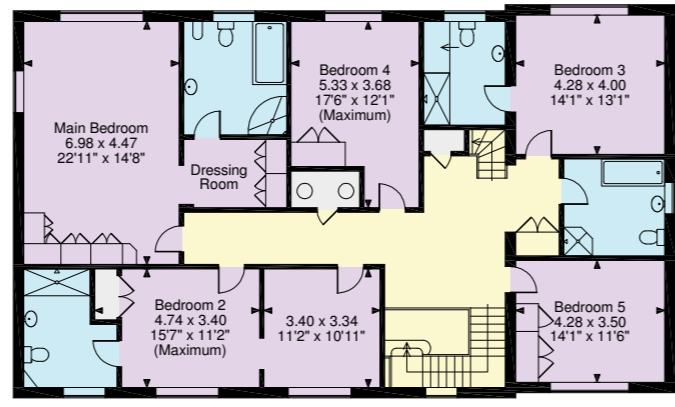
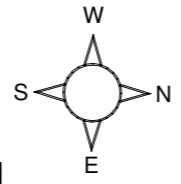
## Distances

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).





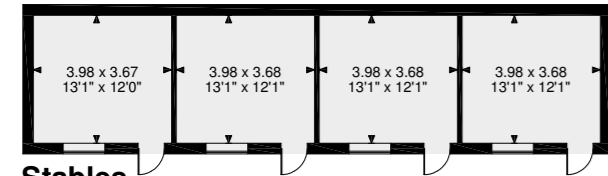




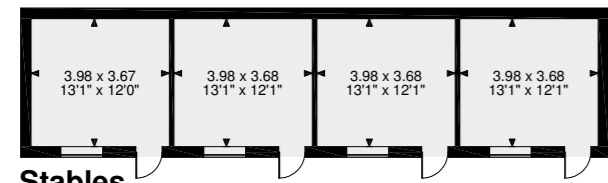
Annexe

First Floor

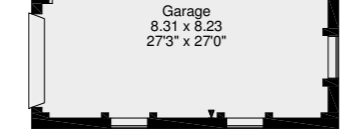
Second Floor



Stables



Stables



Garage  
8.31 x 8.23  
27'3" x 27'0"

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.







Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

### 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.

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