



Honeysuckle Farm, Northfield Road, Tring

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# Summary of accommodation

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Main House- Entrance Porch | Entrance Hall | Sitting Room | Dining Room  
Kitchen/Breakfast Room | Utility Room | Principal Bedroom with en suite  
Four Further Bedrooms | Family Bathroom

Annexe- Entrance Hall | Sitting Room/Dining Room | Conservatory | Kitchen  
Bedroom | Bathroom

Outbuildings- Three Car Garage | Workshop | Store | Stables | Barn

Gardens & Grounds extending to approximately 4.65 acres



**Offers in the region of:** £1,650,000

**Tenure:** Freehold

**Local authority:** Hertfordshire County Council

**Council tax band:** F

A delightful family home set in approximately 4.65 acres with wonderful equestrian opportunities.





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## Honeysuckle Farm

Honeysuckle Farm is a spacious and versatile family home. The accommodation as seen on the enclosed plans offers wonderful open plan living space with delightful rural views, a large kitchen/ breakfast room and five bedrooms with two bathrooms.

Adjoining the main house is a very useful annexe with a large reception room, conservatory, good sized kitchen, bedroom and bathroom.



Services:  
Mains Water & Electricity  
Private Drainage  
Oil Fired Central Heating





## Distances

Tring Station: 1.5 miles

Tring: 2.4 miles

Berkhamsted: 5.7 miles

Central London: 46.1 miles

London Luton Airport: 15.9 miles

(All distances & times are approximate)

## Location

Located just outside the picturesque village of Aldbury and within walking distance of Tring Station, Honeysuckle Farm is surrounded by open countryside in an idyllic rural setting; perfect for those seeking the country life yet within commuting distance of London.

Aldbury Village, which is the closest nearby marked location, is a village and civil parish in Hertfordshire, near the borders of Bedfordshire and Buckinghamshire in the Bulbourne Valley close to Ashridge Park. The nearest town is Tring.

Uphill from the narrow valley are the Bridgewater monument and the Ashridge Estate. It is noted for its picturesque setting and has been referred to as a "chocolate-box" village due to its traditional appearance.

## Garden & Grounds

Approached from the highway down a long driveway, Honeysuckle Farm sits in a corner of its 4.65 acres with wonderful rural views to all sides.

Immediately adjacent to the bungalow is a large garage building with adjoining workshop behind, two stables and a further store. In the northern corner of the land is a large double height barn and further stables. The property is surrounded by its own gardens beyond, whereby the majority of the 4.65 acres are fenced paddocks.



Approximate Gross Internal Area = 299.7 sq m / 3226 sq ft  
 Outbuildings(Excluding Barn / Stable) = 122.8 sq m / 1322 sq ft  
 Total = 422.5 sq m / 4548 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.



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