

Church Barn, Puttenham, Tring, Hertfordshire





A deceptively spacious and very versatile barn conversion.

Summary of accommodation

Main House

Entrance hall | Dining area/snug/sitting room
Garden room | Games room | Kitchen/dining room
En suite bedroom | Cloakroom

Principal bedroom with en suite shower room
Guest bedroom with en suite bathroom
Two further bedrooms | Family shower room

Garden and Grounds

Paved driveway | Front garden | Rear garden
Detached double garage | Paved seating area
In all about 0.3 acres



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Situation

The village of Puttenham lies to the northwest of Tring on the Buckinghamshire/Hertfordshire border. There are excellent connections, with easy access to the A41 and on to the M25 (J20). Cheddington, Tring and Berkhamsted railway stations are nearby with services to London Euston, as well as Wendover and Stoke Mandeville to London Marylebone on the Chiltern Line.

The area has a well-regarded selection of schools catering for children of all ages including Berkhamsted Prep & Senior School, Lockers Park Preparatory School, Merchant Taylors, Heatherton House, Long Marston C of E Primary School and Tring Park School for the Performing Arts.

Distances

Long Marston 1.1 miles

Tring 4.9 miles (London Euston 36 minutes)

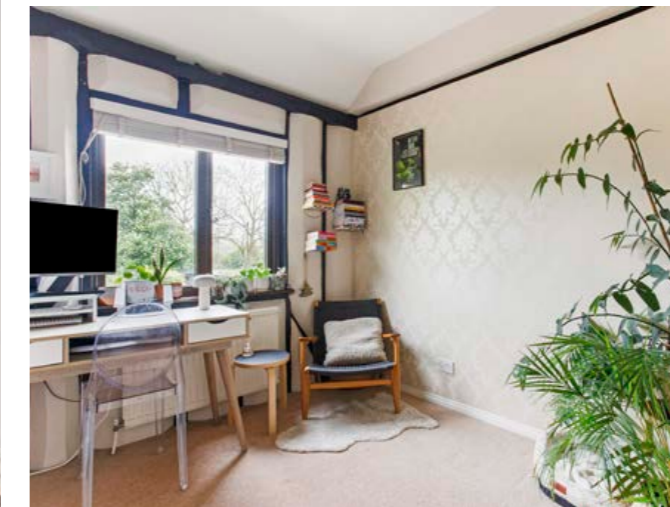
Aylesbury 6.5 miles (London Marylebone 1 hour)

M25 (J20) 16 miles

M1 (J8) 15 miles

Luton Airport 19 miles

(All distances and times are approximate)

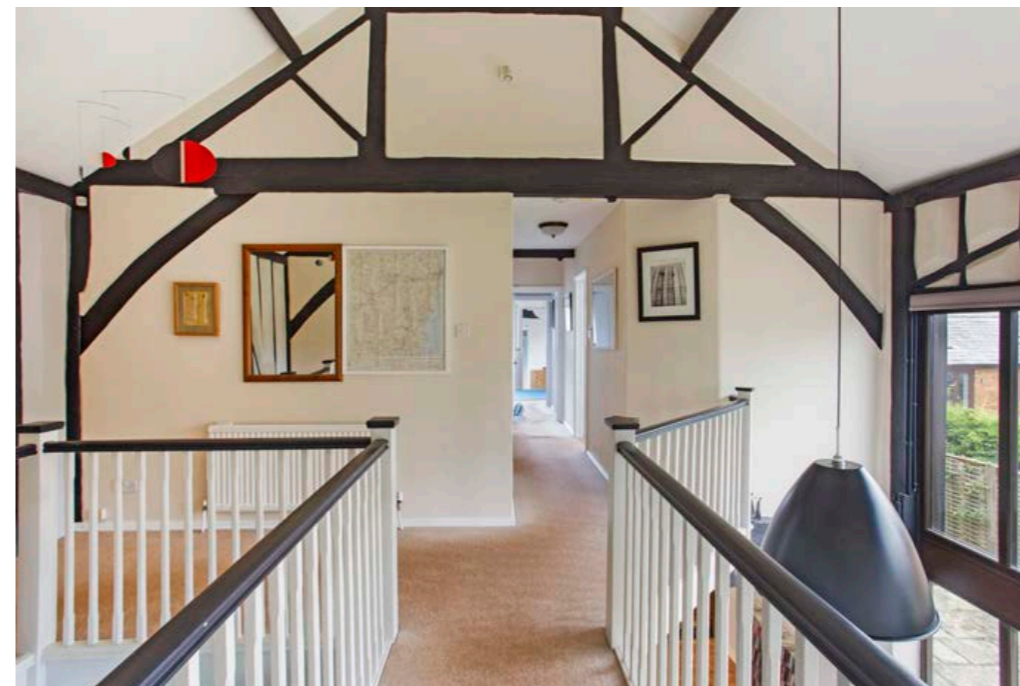


Church Barn

Extending to over 2,500 sq.ft, Church Barn is a generous family home offering well-presented accommodation throughout. The layout is as shown in the enclosed floorplans.

On the ground floor, the large kitchen/dining room is complemented by three reception rooms. There is a wood burner and open fireplace, along with exposed beams and some vaulted ceilings. There is also a very useful ground floor bedroom suite.

The first floor has four double bedrooms - the principal bedroom with an en suite and balcony, followed by bedroom two with an en suite, two further bedrooms and a family shower room.





Garden and Grounds

The house is approached through a 5-bar gate giving access to the large drive. The gardens to the front of the barn are well stocked with herbaceous borders, Horse Chestnut trees, a loggia and barbecue area. To the rear is a courtyard garden, with a paved seating area.

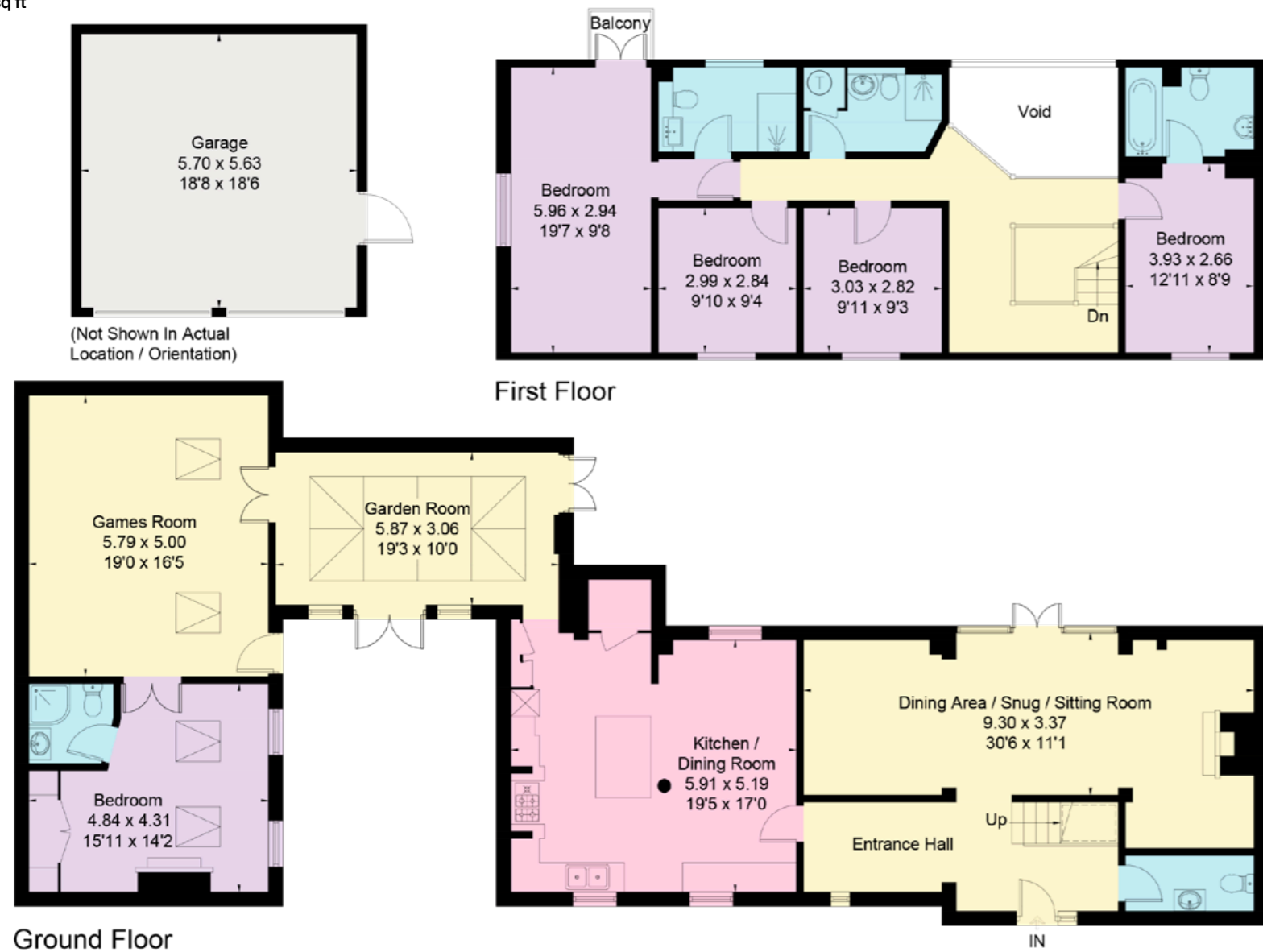
Approximate Gross Internal Floor Area

Ground Floor: 155.9 sq m / 1,678 sq ft (Excluding Void)

First Floor: 82.7 sq m / 890 sq ft

Garage: 32.2 sq m / 347 sq ft

Total: 270.8 sq m / 2,915 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.



Property information

Guide Price: £1,150,000

Tenure: Freehold.

Services: Oil fired central heating, gas canister for range master & private drainage.

Local authority: Dacorum Borough Council

Council Tax Band: G

Energy Performance Certificate Rating: E (rating 54)

Postcode: HP23 4PR

Viewings

All viewings 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.

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