



Timberlakes, Hastoe, Tring



Summary of accommodation

Exceptional barn conversion with lovely vaulted rooms on the edge of this popular hamlet close to Tring.

Entrance hall | Vaulted drawing room | Family room/Dining room
Study | Kitchen/Dining room | Utility room | Cloakroom

Vaulted principal bedroom with en suite bathroom | Three further double bedrooms | Family bathroom

Double garage | Studio/Annex with shower room



Guide price: £1,500,000

Tenure: Freehold

Local authority: Dacorum Borough Council

Council tax band: G

Tring 1.9 miles

Tring Station 3.3 miles

London Euston 37 minutes

A41 2.6 miles

Cholesbury 2 miles

Berkhamsted 6.7 miles

(All distances and times are approximate)





A versatile family home

4 Timberlakes is a spacious and versatile family home in a quiet hamlet close to Tring and the accommodation is as shown in the enclosed floor plans.

Timberlakes is approached from the gravelled driveway, through the front door into the entrance hall, with a step down to the inner hall and cloaks area.

The impressive drawing room is a very well-proportioned room with a double height vaulted ceiling. There is a lovely family/dining room leading through to the study with views over the rear garden. The kitchen is very well fitted, with a range of base level units, as well as a large central island, integrated appliances and a large pantry cupboard. The kitchen also features an all-season Aga with two radiant heat ovens and two conventional electric ovens. There is also plenty of room for a dining table.

In addition there is a useful boot/utility room with access to the garden and a cloakroom on the ground floor.

On the first floor, the main bedroom is vaulted with a range of built in wardrobes and an en suite bathroom. On this level there are three further bedrooms (two with vaulted ceilings) and a family bathroom.

In addition to the main house, there is an annex with entrance hall, shower room and open plan living/sleeping area set over a good-sized double garage.

The home has been updated to facilitate modern living, and features Nest thermostats, Philips Hue lighting, Sonos sound system and ultrafast full fibre broadband.







Gardens & Grounds

This impressive home is approached from the lane through double gates, leading to a shared gravelled access, which in turns leads to the private driveway and parking area.

To the front, the house is predominantly gravelled with three steps leading to the front door and further access to the side of the property, through to the gardens at the rear. Immediately adjacent to the house is a level patio with space for entertaining and raised beds. Brick steps lead from here to the large level lawn enclosed on all sides by mature hedging.

Location

4 Timberlakes is situated in the hamlet of Hastoe. 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.

There are a number of rail links available, including Berkhamsted and Tring to London Euston and Metropolitan Underground services; available from both Chesham and Amersham.

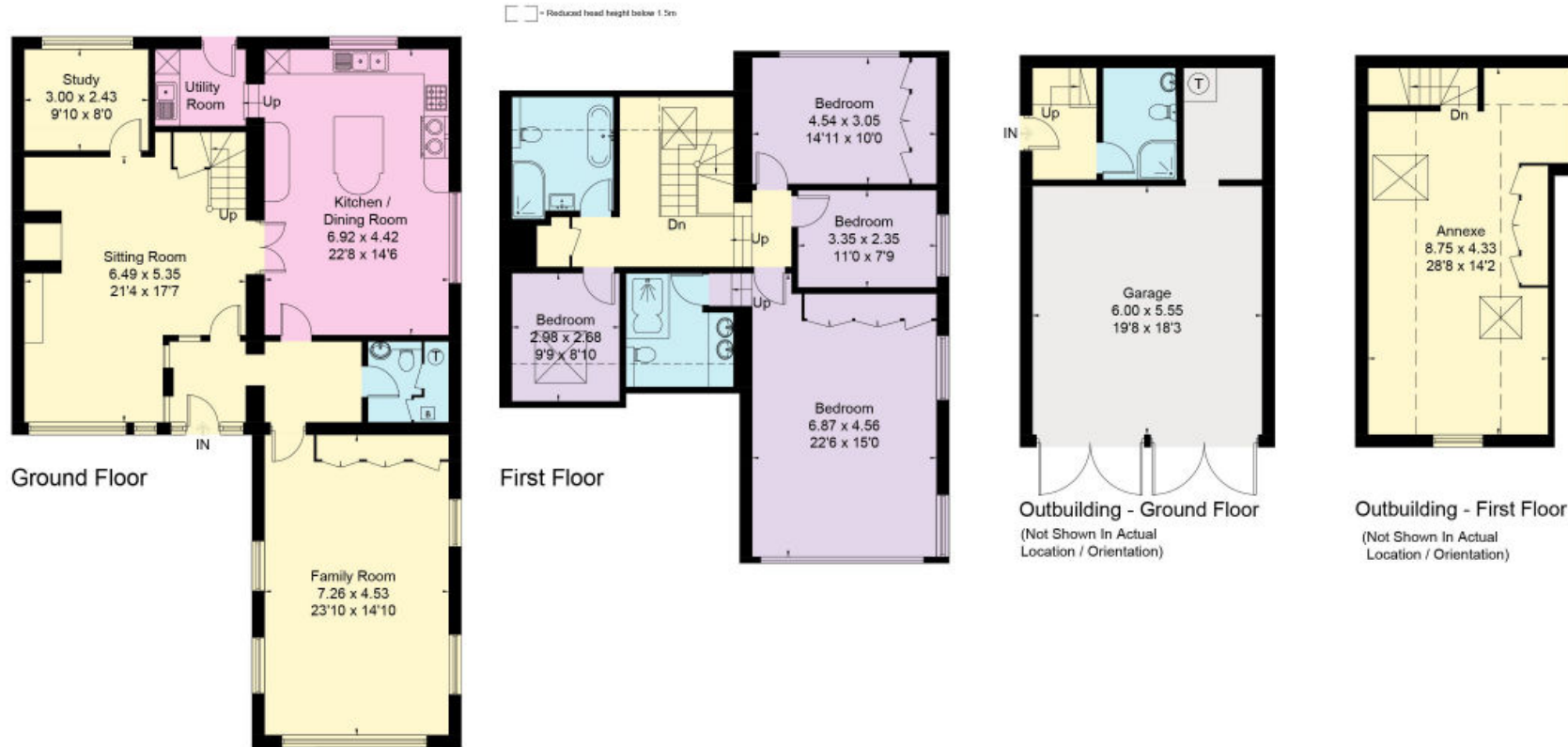
Sporting and recreational facilities in the area include golf at Ashridge, Berkhamsted and Stocks and the Champneys Health Club just down the road at Wigginton. The Chilterns provide many delightful rides and walks and the local cricket club play on Cholesbury village green. There is a wide choice of schooling for children of all ages.





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.

Ground Floor = 127.4 sq m / 1,371 sq ft
 First Floor = 95.4 sq m / 1,027 sq ft
 Outbuilding = 89.5 sq m / 963 sq ft (Including Garage)
 Total = 312.3 sq m / 3,361 sq ft
 Including Limited Use Area (29.2 sq m / 314 sq ft)



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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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