

Dancers End House, Dancers End Buckinghamshire/Hertfordshire border





A beautiful Grade II listed **Queen Anne house**, set in a rural setting with fine views.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Family room

Kitchen/Breakfast room | Utility room | Cellars

Principal bedroom suite | Five further bedrooms including two guest suites

Two further bedrooms/large studies

Traditional courtyard of period barns and outbuildings comprising:

Fig Tree Cottage: A two storey, two bedroom suite cottage with ground and first floor access

Large party/entertainment barn with games area, gym, kitchenette and store

Extensive garaging | Range of tool and machinery stores | Separate stable block providing nine boxes, a feed and tack room, with a further four stables with stores within the courtyard | Large pole barn with hard standing | Electric car charging port

Beautiful gardens and grounds surround the house, including topiary gardens, a pleached lime walk, a water garden with two rills, informal and formal lawned areas, a pond with a fountain and a hard tennis court with a pavilion

Paddock | Pasture

In all about 16.68 acres

Distances

Tring Station 3.6 miles (London Euston 42 minutes), Wendover Station 4.2 miles (London Marylebone 52 minutes),

Amersham Station 14.2 miles (London Baker Street 49 minutes), Central London 39 miles

(All distances and times are approximate)



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Location

Dancers End House lies on the Buckinghamshire/Hertfordshire border, just outside the market town of Tring, which offers a comprehensive range of shopping and recreational facilities. Communications are very good, with a commuter train service from Tring (3.6 miles) to London Euston in approximately 42 minutes and also Wendover station (4.2 miles) with a journey time of approximately 52 minutes into London Marylebone.

Dancers End is also convenient for the A41, which connects to the M25 (junction 21). Central London is approximately 39 miles, with Luton Airport within 25.2 miles and London Heathrow within 33.9 miles.

The area is highly sought-after due to its rural outlook and good connections to both London and the larger regional towns. There are endless footpaths and bridleways close to hand, with golf at Berkhamsted and Ashridge.

Tring itself is home to the famous Natural History Museum, with also Champneys Health Spa nearby, and Silverstone Motor Racing Circuit within an hour.

The area is perfectly placed to benefit from a wealth of impressive educational facilities. Nearby Berkhamsted offers the much sought after Berkhamsted School and Chesham and Aylesbury offer a host of grammar schools. Tring and Berkhamsted in addition, have excellent state schools.







The property

Dancers End House is a most attractive Queen Anne house, believed to have been constructed in the early 18th century in red brick with a chequer pattern. With a wealth of period features, including marble fireplaces and original oak staircase, the house has been impressively renovated and has outstanding views over the neighbouring valleys and hillside. The house has elegantly classical rooms, together with flexible bedroom accommodation, with of note the decoratively plastered drawing room, panelled sitting room and large study with wonderful views.



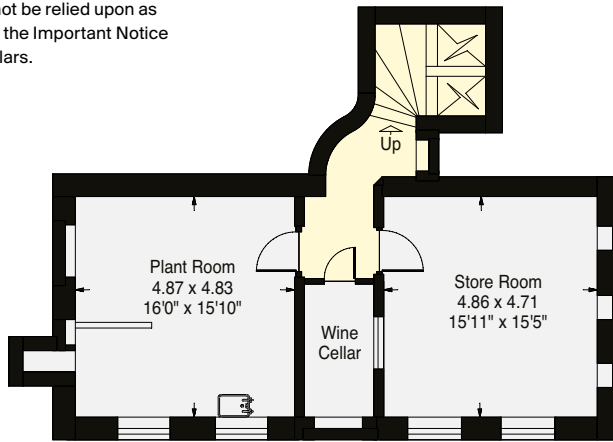
Approximate Gross Internal Floor Area

House - 540.1 sq m / 5814 sq ft

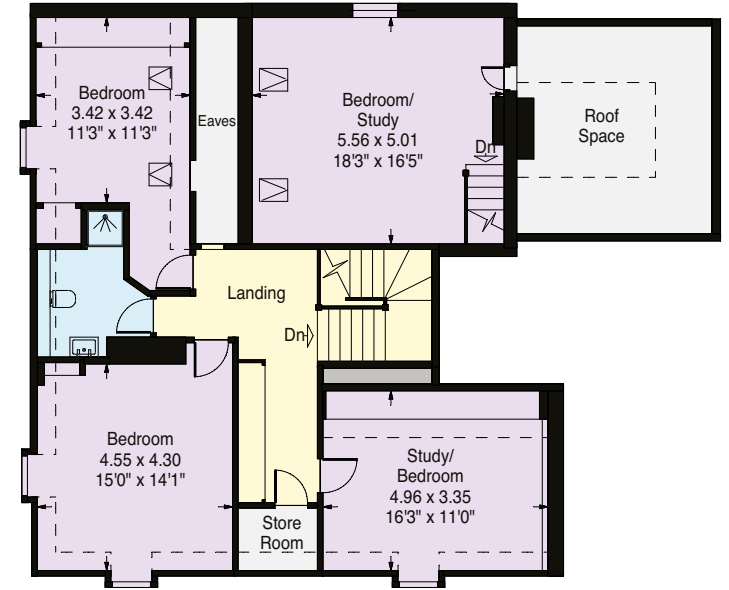
**(not including reduced height area
below 1.5m - 45.3 sq m / 488 sq ft)**

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.

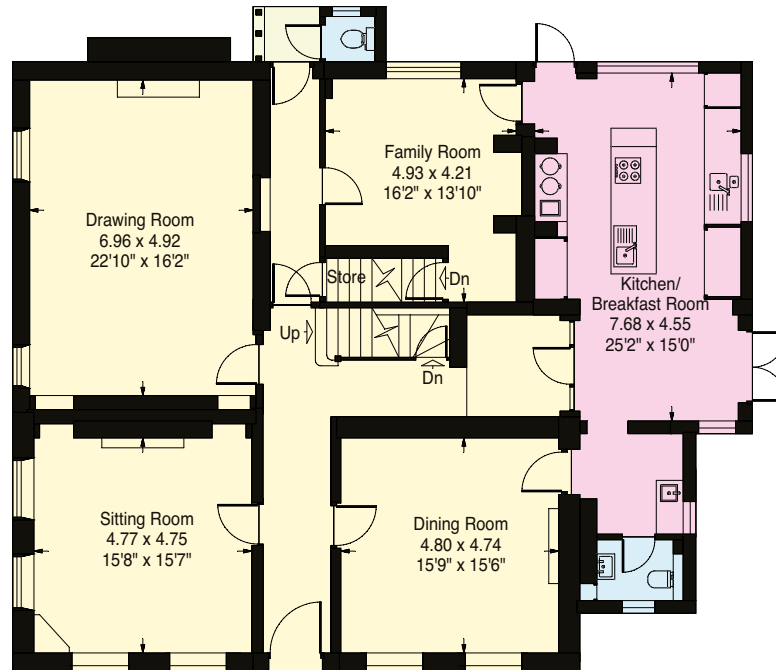
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



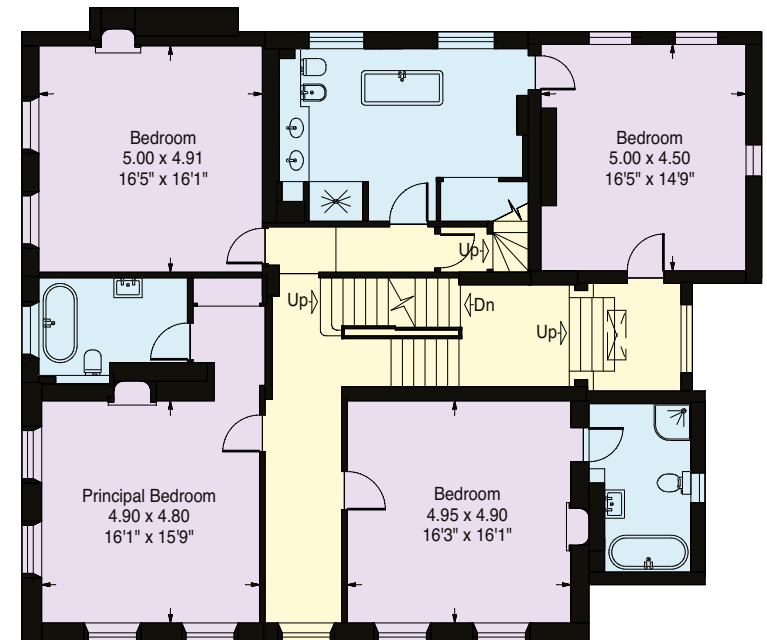
Cellar



Second Floor



Ground Floor



First Floor





Fig Tree Cottage, garaging and stabling



Fig Tree Cottage



Adjoining the house is a traditional courtyard of buildings, carefully renovated and improved by the current owners. The courtyard now provides a large party barn with a gym and kitchen, various garaging and tool/machinery stores, one with the original inspection pit. There is also a small stable block and a self-contained two bedroomed guest/staff cottage, Fig Tree Cottage.

The courtyard driveway leads to a large area of hard standing with an adjoining pole barn and a further nine loose boxes with associated feed and tack room, perfectly laid out for equestrian use.

Gardens and grounds

Outside, the gardens have been designed and planted carefully over the years, providing both informal and formal areas of lawn, a hard tennis court with a very pretty pavilion, a water garden with twin rills, a topiaried garden, a pleached lime walk, formal lawns, copse and paddocks.



Party Barn

Approximate Gross Internal Floor Area

Fig Tree Cottage/Stable building - 209.3 sq m / 2253 sq ft

Entertainment Barn/Garage/Stores - 305.1 sq m / 3284 sq ft

Detached Stables - 168.2 sq m / 1810 sq ft

Pole Barn - 171.6 sq m / 1849 sq ft

Total - 854.2 sq m / 9195 sq ft

(Including undercroft - 25.5 sq m / 274 sq ft)

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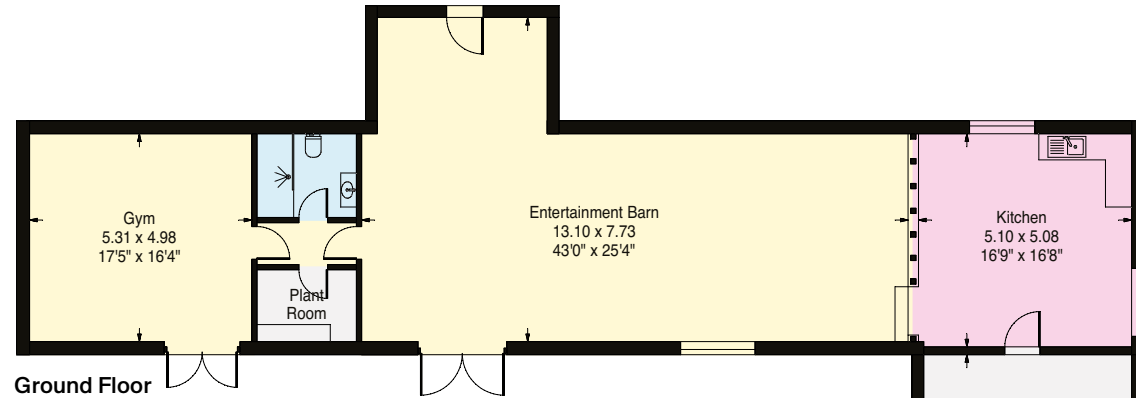
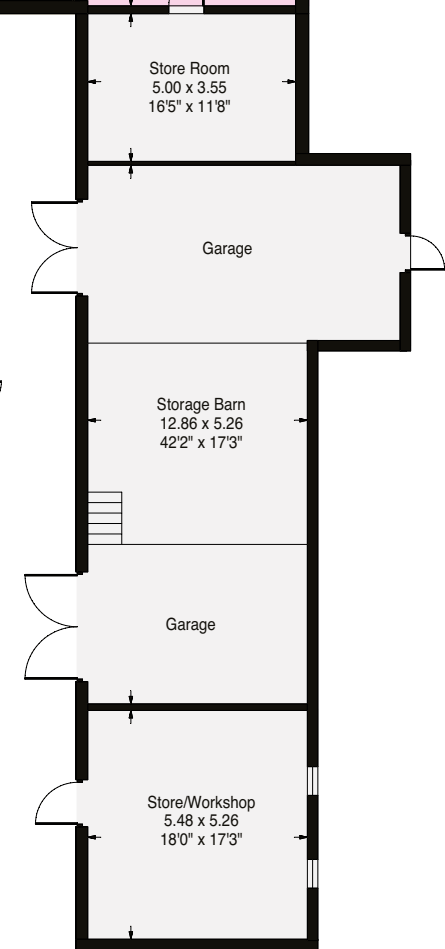
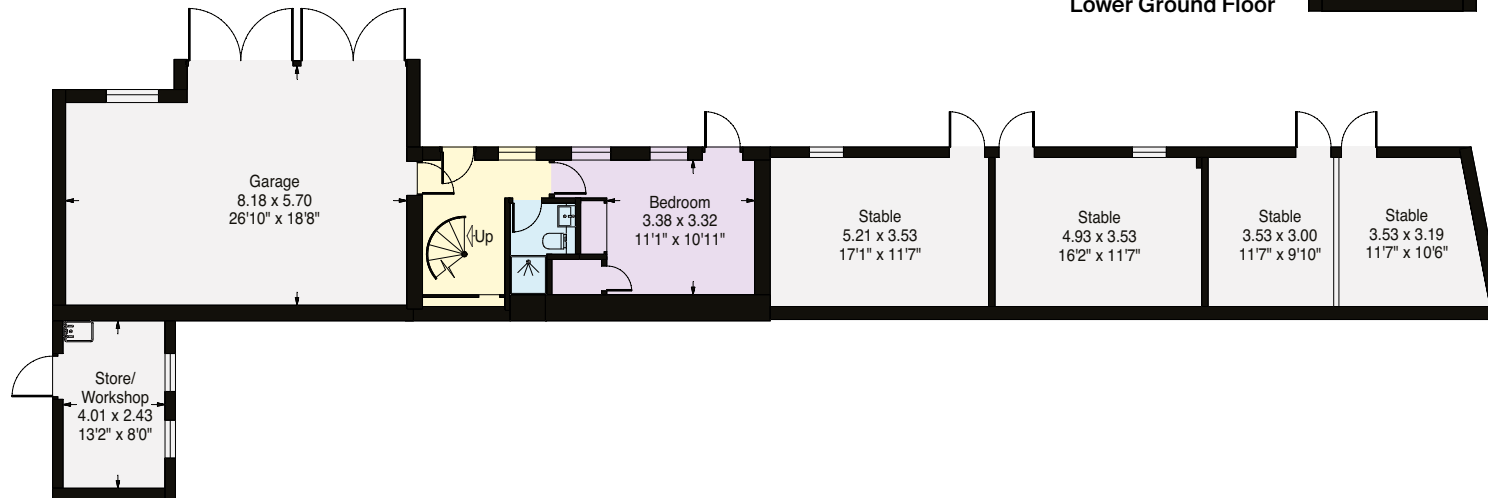
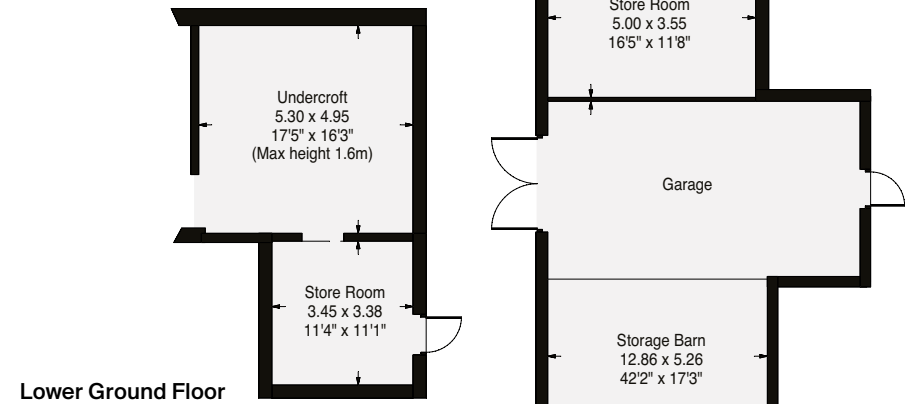
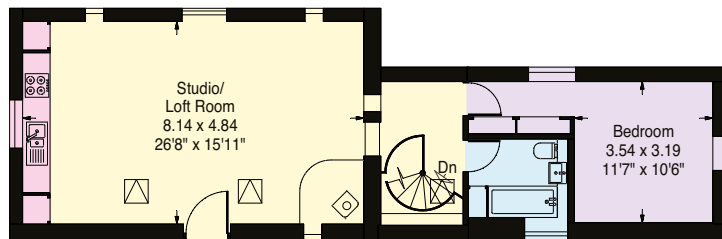
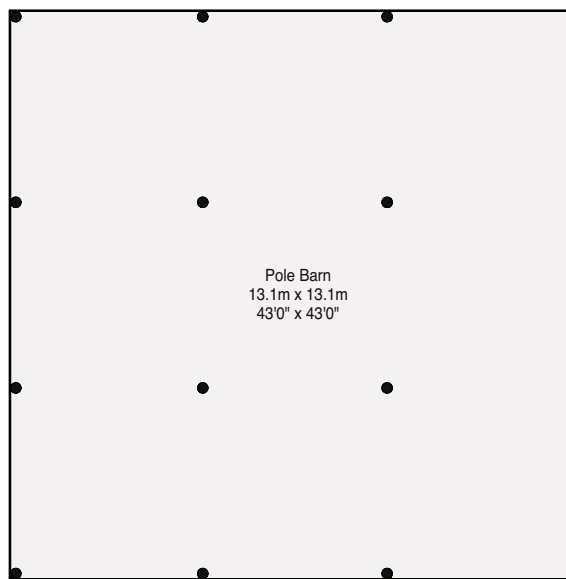
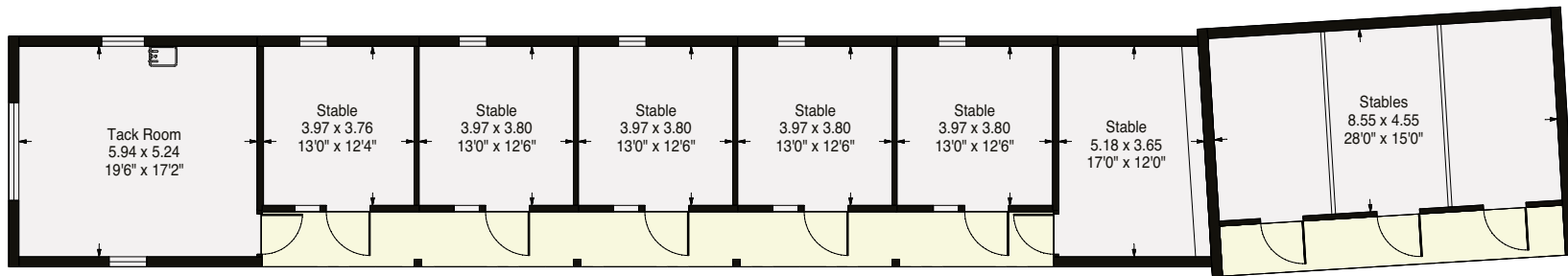


Fig Tree Cottage

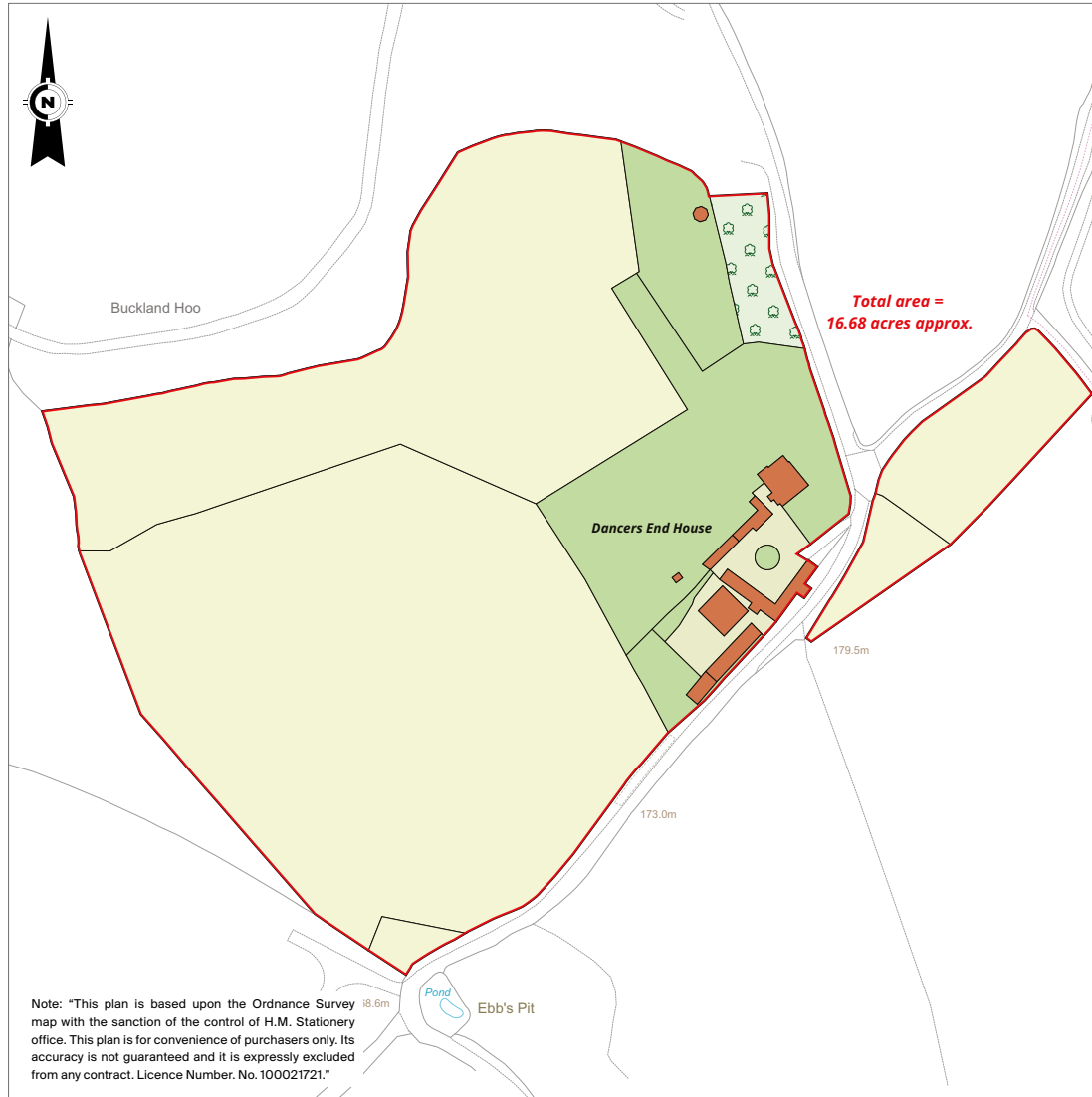


Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







Services

Mains electricity, super fast fibre broadband, septic tank, oil-fired central heating.

Directions (HP23 6JY)

From the M25 (junction 20), take the A41 signposted to Aylesbury and Berkhamsted. Continue on the dual carriageway past Tring, taking the B4009 turn off (approximately 2 miles after Tring).

Follow the signs towards Wendover (B4009), taking the first left (after about 0.5 miles) following the B4009, and then a hard left on to Dancers End Lane. Follow this lane until a small junction; you will see Dancers End House to the right. Follow the lane round to the right, and you will see a tarmac driveway leading up to closed electric gates.

Property information

Tenure: Freehold

Local Authority: Aylesbury Vale District Council

Council Tax: Dancers End House – Band H, Fig Tree Cottage – Band E

EPC Rating: Dancers End House – E, Fig Tree Cottage – E



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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