



# Pendley Wood House

Station Road, Tring, Hertfordshire



## A detached seven bedroom period property with 2.5 acres, tennis court and swimming pool.

An impressive detached period family home, sensitively combining modern amenities with retained features including mullioned glazing, generously-proportioned rooms, high ceilings, fine cornicing and some original fireplaces, together providing an elegant family and entertaining environment. It is located on the fringes of a sought-after Hertfordshire market town.



**4 RECEPTION ROOMS**



**7 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN/ WOODLAND**



**FREEHOLD**



**RURAL/ VILLAGE**



**3,554 SQ FT**



**GUIDE PRICE  
£2,000,000**



### The property

Pendley Wood House is an imposing period family home offering more than 3,500 sq ft of sympathetically updated accommodation arranged in an angled formation predominantly over two floors. Configured to provide an elegant family and entertaining space, the accommodation flows from a welcoming, parquet-floored reception hall with useful storage and a cloakroom. It comprises a drawing room with a rear-aspect bay window with window seating, a feature open fireplace, and a neighbouring triple-aspect conservatory with a vaulted glazed roof and French doors to the rear garden. There are inter-connecting study and summer rooms, the latter with access to a covered terrace, and a dining room with a large rear-aspect bay window, bespoke storage, and a door to an inner hall. The inner hall provides access to the rear terrace and to a dual-aspect family room with a large bay window and a feature fireplace. The ground floor accommodation is completed by a kitchen—accessible from the dining room—featuring a range of wall and base units, modern integrated appliances, a walk-in larder, and a door to the inner

hall. The kitchen opens into a boot/laundry room with an en suite cloakroom and a door leading to a side hall with access to the garden. The property also benefits from a cellar, suitable for a variety of uses.

Stairs rise from the reception hall and from the inner hall to the first floor. The accommodation on this floor includes a principal bedroom with fitted storage, an en suite bathroom with twin sinks, and access to a private balcony overlooking the rear garden. There are six further bedrooms, five of which have fitted storage, and three include useful sinks, along with a family bathroom.

### Outside

The property is approached over a gravelled driveway providing private parking and giving access to an outbuilding incorporating a double garage and neighbouring shed. The well-maintained part-walled landscaped garden surrounding the house, a particular feature of this property, is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a garden pond, an





enclosed tennis court, a swimming pool with paved surround and paved side and rear terraces, ideal for entertaining and al fresco dining, the whole screened by mature trees.

### Location

Tring, a pretty market town on the edge of the Chiltern Hills, offers a wide range of boutique and high street shopping including an M&S Simply Food and Tesco store, restaurants, cafés, pubs and recreational facilities including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre and various sporting activities. The slightly larger market town of Berkhamsted offers a further range of facilities and shops including Waitrose. Buckinghamshire's county town, Aylesbury, offers more extensive amenities including a multiplex cinema, theatre and shopping centres. Communications links are excellent: Tring station (0.6 mile) offers regular direct services to central London in around 40 minutes, and the A41 links to major regional centres, the M25 and motorway network.



### Distances

Tring 1.1 miles  
Berkhamsted 4.4 miles  
Aylesbury 9.8 miles  
Hemel Hempstead 12.3 miles  
Central London 39.2 miles

### Nearby Stations

Tring Station

### Key Locations

Natural History Museum at Tring  
Tring Park  
Tring Reservoirs  
Berkhamsted Castle  
Ashridge Estate  
Pitstone Windmill  
Ivinghoe Beacon  
College Lake Nature Reserve  
The Court Theatre  
Pendley Open Air Shakespeare Festival

### Nearby Schools

Goldfield Infants' and Nursery  
St Bartholomew's CofE VA Primary Schools  
Tring Park School for the Performing Arts  
Egerton-Rothsay  
Berkhamsted  
Chesham Prep





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,554 sq ft (330 sq m)

Garage internal area 328 sq ft (30 sq m)

Shed internal area 94 sq ft (9 sq m)

Balcony external area 48 sq ft (4 sq m)

Total internal area 3,976 sq ft (369 sq m)

For identification purposes only.

## Directions

HP23 5QY

what3words: ///vegetable.bitters.salsa - brings you to the driveway

## General

**Local Authority:** Dacorum Council

**Services:** Electricity, gas, mains water, private drainage (We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H **EPC Rating:** E

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

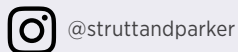
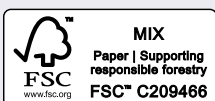
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