



Delightful period house with about six acres

Drayton Manor Lodge, Aylesbury Road, Tring, Hertfordshire, HP23 4LD





About six acres • Attractive Rothchild period house • Private setting • Detached home office/studio/Annexe • Excellent access onto bridleways • Extensive parking • Further land may be available by separate negotiation

Local Information

A tucked away setting, on the outskirts of Tring, about 1 mile from centre of the picturesque market town of Tring, makes this a perfect location for families and commuters.

Tring Station provides a frequent service to London Euston in approximately 37 minutes. The M25 (J20) is around 15 minutes' drive along the A41 bypass, providing excellent access to London airports. Tring offers many sporting clubs and facilities including Tring Rugby Club & Football Club, Cricket Ground, Bowles Club and Tring Leisure Centre. There are several excellent Golf Courses in the immediate area also.

Tring and nearby Berkhamsted both offer day to day amenities with thriving High Streets filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Marks & Spencer and Costa Coffee. This area is renowned for its choice of excellent schooling, including Berkhamsted School, an independent school for boys and girls aged 3-18 years, and Tring school for the performing arts, an independent co-educational school specializing in dance.

About this property

Drayton Manor Lodge can be found on the very outskirts of Tring, approximately one mile from the High Street whilst enjoying immediate access onto a public bridleway/Byway which facilitates access to some of the best riding and walking the Chilterns has to offer.

Originally built in 1902, Drayton Manor Lodge typifies Rothschild architecture and was sympathetically extended about 18 years ago to create a beautiful family home, enjoying stunning views over its own paddocks and gardens. The sitting room is both light and spacious and features a light oak floor and French doors which open due west onto the gardens, ideal to enjoy the afternoon and evening sun. The Farmhouse style kitchen/dining room is perfectly in keeping with the era offering plenty of space for entertaining. Exposed wooden floor boards and black granite work surfaces complement the hand painted units featuring a traditional oil fired Aga and an attractive log burning stove. A walk through Pantry gives access to the utility room and from the kitchen, a rear lobby leads to a w/c and the lounge. A good size study or snug offers a variety of uses and looks onto the driveway and stables at the front.



On the first floor, there are four double bedrooms arranged around the landing with a large and well-appointed family bath/shower room. The master bedroom benefits from an en suite shower.

The property is accessed via a five-bar gate which leads onto a graveled driveway providing ample parking for numerous cars and gives access to the stable yard and paddock land. There is a large south westerly facing secluded rear garden which is mainly lawn, providing excellent playing space for the children. The paddocks, directly opposite the house and gardens, are enclosed and divided by post and rail fencing totaling approximately six acres. There is a large enclosed chicken pen and vegetable garden behind the stables as well as a further range of storage sheds.

Equestrian facilities

For those seeking an equestrian property, there are three paddocks and a stable yard comprising four loose boxes, connected with power and water, along with a tack room and hay barn.

Detached home office/studio/annexe

Adjacent to the stable block and facing west towards the paddocks is an attractive timber framed building designed in the style of the stable block, with a w/c and kitchen which is currently used as a private studio but is also ideal for 'working from home' or for when guests stay over.

Tenure

Freehold

Local Authority

Dacorum Borough Council

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.

Telephone:
01582 465 000.

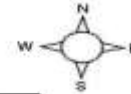
Agents note

The house is being sold on behalf of an employee of Savills(UK)Limited.

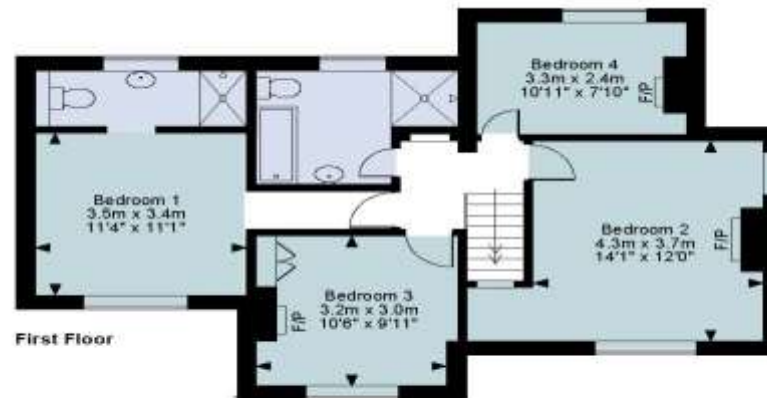




Drayton Manor Lodge, Aylesbury Road, Tring
Approximate Gross Internal Area

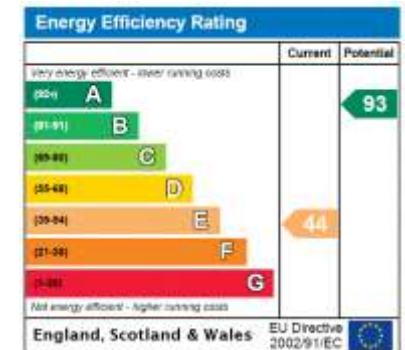


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ Denotes restricted head height



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