
HUNTERS
HUNTERS®
HERE TO GET you THERE
5 Browns Lane, Hastoe, Tring, HP23 6LX

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£875,000

- NO ONWARD CHAIN
- EXCITING OPPORTUNITY TO MODERNISE AND IMPROVE
- FOUR BEDROOM FAMILY HOME
- KITCHEN, DINING AREA AND SEPARATE UTILITY ROOM
- EXCELLENT POTENTIAL FOR FURTHER DEVELOPMENT (STPP)
- HIGHLY SOUGHT-AFTER HAMLET OF HASTOE
- IDYLLIC SEMI-RURAL COUNTRYSIDE SETTING
- TWO GENEROUS RECEPTION ROOMS
- EXTENSIVE GARAGING AND MULTIPLE OUTBUILDINGS
- CONVENIENT ACCESS TO TRING AND MAINLINE RAIL SERVICES

An Exceptional Opportunity in an Idyllic Countryside Setting – Hastoe, Tring

Set within the picturesque hamlet of Hastoe, surrounded by rolling countryside and enjoying an enviable semi-rural setting, this substantial family home presents a rare opportunity to create a truly outstanding residence in one of the area's most desirable locations. Offering generous and versatile accommodation, together with extensive garaging and a collection of outbuildings, the property is offered to the market with no onward chain.

Whilst the property would benefit from modernisation and updating throughout, it provides an exciting opportunity for prospective purchasers to create a wonderful family home tailored to their own tastes and requirements. The combination of its desirable location, flexible accommodation and substantial ancillary buildings offers considerable potential, subject to any necessary planning permissions and consents.

The ground floor accommodation offers an excellent balance of reception and practical living space. The principal living room provides a comfortable setting for relaxing and entertaining, whilst a separate family room offers an additional generously proportioned reception area, ideal for family gatherings or more informal everyday living.

The kitchen is complemented by a designated dining area, creating a practical arrangement for family meals and entertaining. To the rear, a conservatory provides a further reception space, whilst a separate utility room, pantry and ground floor shower room add to the property's functionality.

To the first floor, the accommodation comprises four bedrooms, offering flexibility for growing families, visiting guests or those requiring a dedicated home office. The bedrooms are served by bathroom facilities, with the existing layout providing scope for reconfiguration and improvement to suit a purchaser's individual needs, subject to any necessary consents.

A particularly appealing feature of the property is its extensive range of garaging and outbuildings, providing a wealth of possibilities for a variety of uses.

The substantial principal garage extends to approximately 29 feet in length and is accompanied by a further garage, offering excellent facilities for vehicle storage, workshop space or those with an interest in classic cars. In addition, several adjoining outbuildings, a separate conservatory and further ancillary accommodation provide valuable additional space, with the potential for alternative uses or conversion, subject to the necessary planning permissions and building regulations.

These versatile buildings represent a significant opportunity for purchasers seeking additional storage, hobby space or the potential to establish dedicated working accommodation away from the main residence.

The property's greatest attraction is undoubtedly its wonderful countryside setting. Nestled within the highly regarded hamlet of Hastoe, the surrounding landscape offers a peaceful rural atmosphere, with beautiful countryside and an abundance of scenic walks nearby.

Despite its tranquil position, the property remains conveniently placed for the historic market town of Tring, providing an excellent selection of independent shops, cafés, restaurants and everyday amenities.

Hastoe is a charming and highly sought-after rural hamlet situated within the Chiltern Hills, renowned for its beautiful countryside, attractive surroundings and peaceful atmosphere. The area offers an idyllic setting for those wishing to enjoy a quieter pace of life without sacrificing convenient access to neighbouring towns and transport connections.

The nearby market town of Tring provides an excellent range of amenities, including independent boutiques, popular cafés, restaurants, supermarkets and leisure facilities. The town is also home to the renowned Natural History Museum at Tring and the beautiful grounds of Tring Park.

For commuters, Tring railway station offers regular mainline services to London Euston, whilst the nearby A41 provides convenient road connections to the M25 and wider motorway network.

The surrounding Chiltern countryside offers a wonderful selection of walking and cycling routes, with picturesque villages, traditional country pubs and beautiful open landscapes all within easy reach.

Offered with no onward chain, this is a rare opportunity to acquire a substantial property with extensive ancillary accommodation in a truly desirable semi-rural location. With significant scope for modernisation and personalisation, the property presents an exciting prospect for those seeking to create their ideal countryside home in one of Tring's most attractive settings.

Agent Notes

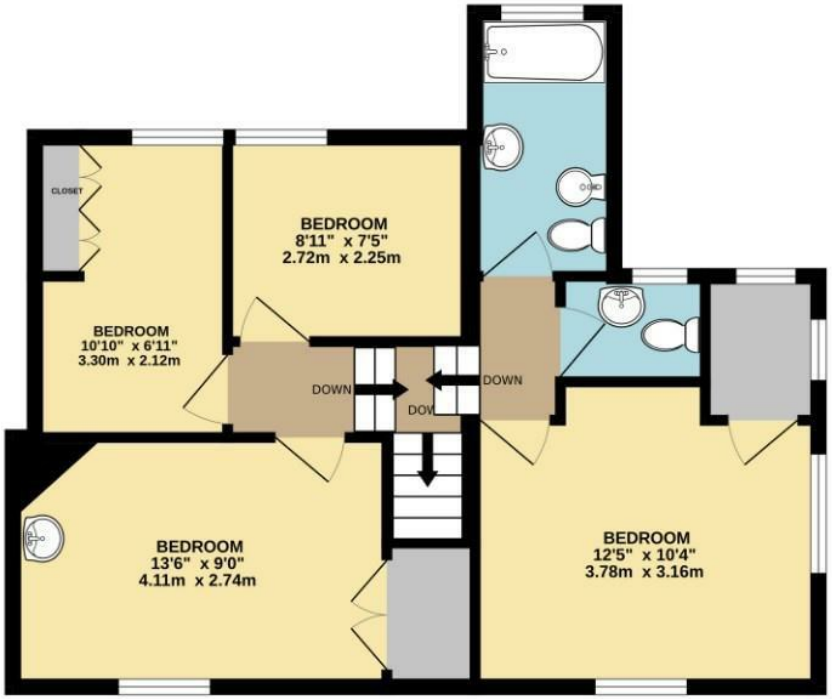
The property is served by a shared septic tank with a neighbouring property. We have been advised by the current vendor that the existing system requires upgrading, and they have obtained a quotation of approximately £20,000 for the necessary works.

Prospective purchasers are advised to make their own enquiries regarding the proposed works, associated costs and shared responsibilities.

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.

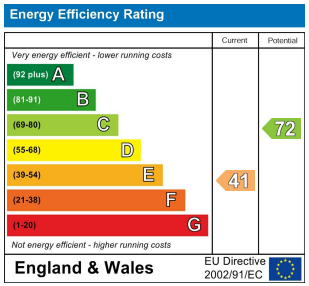


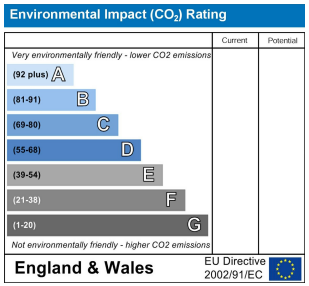
1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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