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Pear Tree Cottage 1 Browns Lane, Hastoe, Tring, HP23 6LX

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Offers In Excess Of £900,000

- STUNNING THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SPACIOUS LOUNGE WITH LOG BURNER & BI-FOLDING DOORS OPENING TO THE GARDEN
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM PLUS A MODERN FAMILY BATHROOM
- GATED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES, EV CHARGING POINT PREPARATION AND GARAGE
- IDYLIC HASTOE VILLAGE LOCATION SURROUNDED BY OPEN COUNTRYSIDE
- IMPRESSIVE BESPOKE KITCHEN WITH SOLID OAK WORKTOPS, CENTRAL ISLAND & AGA
- SEPARATE DINING ROOM WITH PARQUET FLOORING & FEATURE LOG BURNER
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH HOME OFFICE, UTILITY ROOM & STUNNING COUNTRYSIDE VIEWS
- INTERACTIVE VIRTUAL TOUR

Set within the picturesque hamlet of Hastoe, surrounded by rolling countryside and enjoying an enviable semi-rural setting, this exceptional three double bedroom semi-detached family home offers the perfect balance of character, space and modern family living. Offered to the market with no onward chain, this beautifully presented home enjoys breathtaking countryside views and an abundance of natural beauty right on its doorstep.

Entering through a traditional stable door, you are welcomed into a porch that opens into the heart of the home. The hand-crafted kitchen has been thoughtfully designed to suit both everyday family living and entertaining. It features an extensive range of wall and base units, complemented by solid oak worktops and a matching central island. Quality integrated appliances include an induction hob, separate oven, and the timeless addition of an Aga. Pine flooring adds warmth and character, creating a wonderfully inviting space.

The spacious living room is centred around a log burner and enjoys an abundance of natural light, with bi-folding doors opening seamlessly onto the rear garden, effortlessly blending indoor and outdoor living. The elegant dining room provides the perfect setting for family meals and special occasions, boasting beautiful wooden parquet flooring and a charming log burning stove that creates a wonderfully cosy atmosphere. A convenient ground floor cloakroom completes the accommodation.

To the first floor are three generous double bedrooms, all beautifully presented and enjoying peaceful outlooks. The main bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property truly comes into its own. The stunning rear garden offers a peaceful and private sanctuary, predominantly laid to lawn and beautifully framed by mature apple and pear trees, established flower beds and well-maintained hedging. A productive raised bed vegetable patch adds further appeal, while uninterrupted views across the surrounding countryside create an exceptional backdrop. The garden also provides access to a versatile home office and separate utility room, together with gated side access and internal access to the garage.

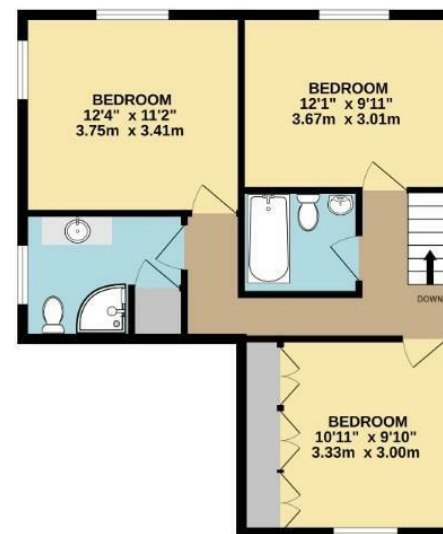
To the front, a gated driveway provides ample off-road parking for multiple vehicles and benefits from an electrical connection already in place for the installation of an EV charging point. The garage is equipped with power and lighting, offering excellent storage or workshop potential.

Occupying one of the area's most desirable village settings, this outstanding family home combines generous living accommodation with breathtaking countryside surroundings, creating a rare opportunity to embrace a truly idyllic lifestyle while remaining within easy reach of Tring and its excellent transport links.

GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.5 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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