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2 Stocks Farm Cottages Stocks Road, Aldbury, Tring, HP23  
5RX



# 2 Stocks Farm Cottages Stocks Road, Aldbury, Tring, HP23 5RX

## Offers In Excess Of £650,000

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- KITCHEN AND SEPARATE UTILITY ROOM
- SEPARATE DINING ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VILLAGE LOCATION
- NO ONWARD CHAIN
- LOUNGE WITH LOG BURNER
- LARGE FRONT GARDEN
- PICTURESQUE COUNTRYSIDE VIEWS
- INTERACTIVE VIRTUAL TOUR

This attractive three bedroom semi-detached family home, beautifully positioned within the idyllic and scenic village of Aldbury and surrounded by open countryside. Offering spacious, well-balanced accommodation and enjoying a wonderful rural setting, this charming home is perfect for those seeking village life with countryside views, and comes to the market with no onward chain.

The property is entered via a welcoming entrance hall, which provides access to the main living areas. To the front is a stylish and comfortable lounge, featuring a log burner as a central focal point, creating a warm and inviting space to relax. The kitchen is well fitted with an array of wall and floor mounted units, offering plenty of storage and workspace, and is complemented by a separate utility room, adding to the practicality and versatility of the home. There is also a separate dining room, ideal for family meals and entertaining, along with a convenient downstairs cloakroom.

On the first floor, the landing leads to three spacious double bedrooms, all offering comfortable and flexible accommodation. These are served by a modern family shower room.

Externally, the property enjoys an impressive sized front garden along with driveway parking for multiple vehicles, as well as a useful shed. To the rear, the enclosed garden is mainly laid to lawn and enjoys delightful open views over the surrounding countryside, creating a peaceful and private outdoor space to relax and unwind.

Aldbury is a highly regarded village nestled at the foot of the Chiltern Hills, offering a strong community feel, excellent countryside walks, a popular village pub and easy access to nearby Tring and transport links. This is a wonderful opportunity to acquire a family home in a truly beautiful setting, and an internal viewing is highly recommended to fully appreciate the location and accommodation on offer.

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**KITCHEN**  
17'1" x 7'2"  
5.20m x 2.18m

**DINING ROOM**  
10'5" x 9'11"  
3.17m x 3.02m

**LOUNGE**  
14'2" x 13'2"  
4.31m x 4.02m

UP

The floor plan shows a kitchen with a sink and stove, a dining room, a lounge, and a staircase leading up. The kitchen is located at the top left, the dining room is at the bottom left, and the lounge is at the bottom right. The staircase is located between the kitchen and the dining room.

The floor plan shows a central hallway with three bedrooms and one bathroom. The bedrooms are labeled with their dimensions in feet and inches, and meters. The bathroom is located at the top left of the plan. A staircase is located at the top left, with an arrow pointing down.


**DOWN**

**BEDROOM**  
11'0" x 10'9"  
3.35m x 3.27m

**BEDROOM**  
10'4" x 7'0"  
3.14m x 2.13m

**BEDROOM**  
13'10" x 10'5"  
4.21m x 3.17m

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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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		71	88
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
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