



**Cassidy
& Tate**
Your Local Experts

Chiltern Hills Close, Tring, Hertfordshire, HP23 5FW
Offers in excess of £795,000

New Ground Farm is a contemporary and exclusive development of 10 high quality 3 & 4 bedroom new homes positioned on what used to be an old farmhouse, situated on the fringes of the beautiful village of Aldbury in the Bulbourne Valley. With an idyllic semi-rural setting and a location of immediate distinction, these superbly crafted family homes offer a lifestyle of privacy, security and absolute exclusivity where beautiful countryside views are visible from almost every angle. Charming and characterful, Aldbury lies between the quaint market town of Tring and the increasingly metropolitan town of Berkhamstead. This quintessential English village is known for its 'chocolate box' appeal and has been used many times for TV and film. For families there is an excellent primary school which feeds into the regarded Tring secondary school and there is also a couple of choices for those who prefer private education. Nearby is the lovely open spaces of Ashridge Park, a haven for golfers, horse riders and walkers, perfect for fun family days out. For the commuter there are excellent transport links. Tring mainline station is approximately one mile away with trains into London in just 40 minutes. Also close by are the excellent motorway networks including the A41, M25 and M1.

These new build homes have been designed to appeal to everyone. Comfortable and elegant layouts are light and spacious, and have been finished to the highest standards with modern shaker style kitchens complemented by 'Bosch' appliances and quartz worktop surfaces, luxury bathrooms, quality tiled flooring with underfloor heating on the ground floor. Each property comes with parking, garage or carport.



Ground Floor Accommodation

Entrance Hall

Door to front. Inset down lights. Tiled floor with under floor heating.

Utility Cupboard

Tiled floor with under floor heating. Extractor fan. Inset down lights. Central heating boiler. Space for washing machine and tumble dryer.

Cloakroom

Low level W.C. Wash hand basin with vanity unit. Inset down lights. Tiled floor with under floor heating.

Open Plan Accommodation

Double glazed windows to front, rear and side. Tiled floor with under floor heating.





Kitchen/Living/Dining Area

Fitted kitchen comprising a range of wall and base mounted units. One and half bowl sink with granite work surfaces. Breakfast bar. Double oven. Five ring hob with extractor above. Integrated dish washer. Integrated fridge and freezer. Tiled floor with under floor heating. Inset down lights. Double glazed french doors leading onto the rear garden.

Master Bedroom

Double glazed window to front. Carpet. Under floor heating.

En-Suite

Double glazed window to side. Low level W.C. Wash hand basin with vanity unit. Double shower cubicle. Inset down lights. Chrome heated towel radiator. Extractor fan. Tiled floor with under floor heating.



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Bedroom Two

Double glazed window to rear. Carpet. Under floor heating. Double glazed french doors leading onto the rear garden.

Bedroom Three

Double glazed window to rear. Carpet. Under floor heating.

Family Bathroom

Double glazed window to rear. Low level W.C. Wash hand basin with vanity unit. Bath with mixer taps and shower above. Inset down lights. Shaver point. Chrome heated towel radiator. Extractor fan. Tiled floor with under floor heating.

Exterior

Front Garden

Block paved driveway to front. Gate leading to rear garden. Lawn. Brick wall to front.



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Rear Garden

Largely laid to lawn. Three patio areas. Outside power and lighting. Fully enclosed. Gate to front.

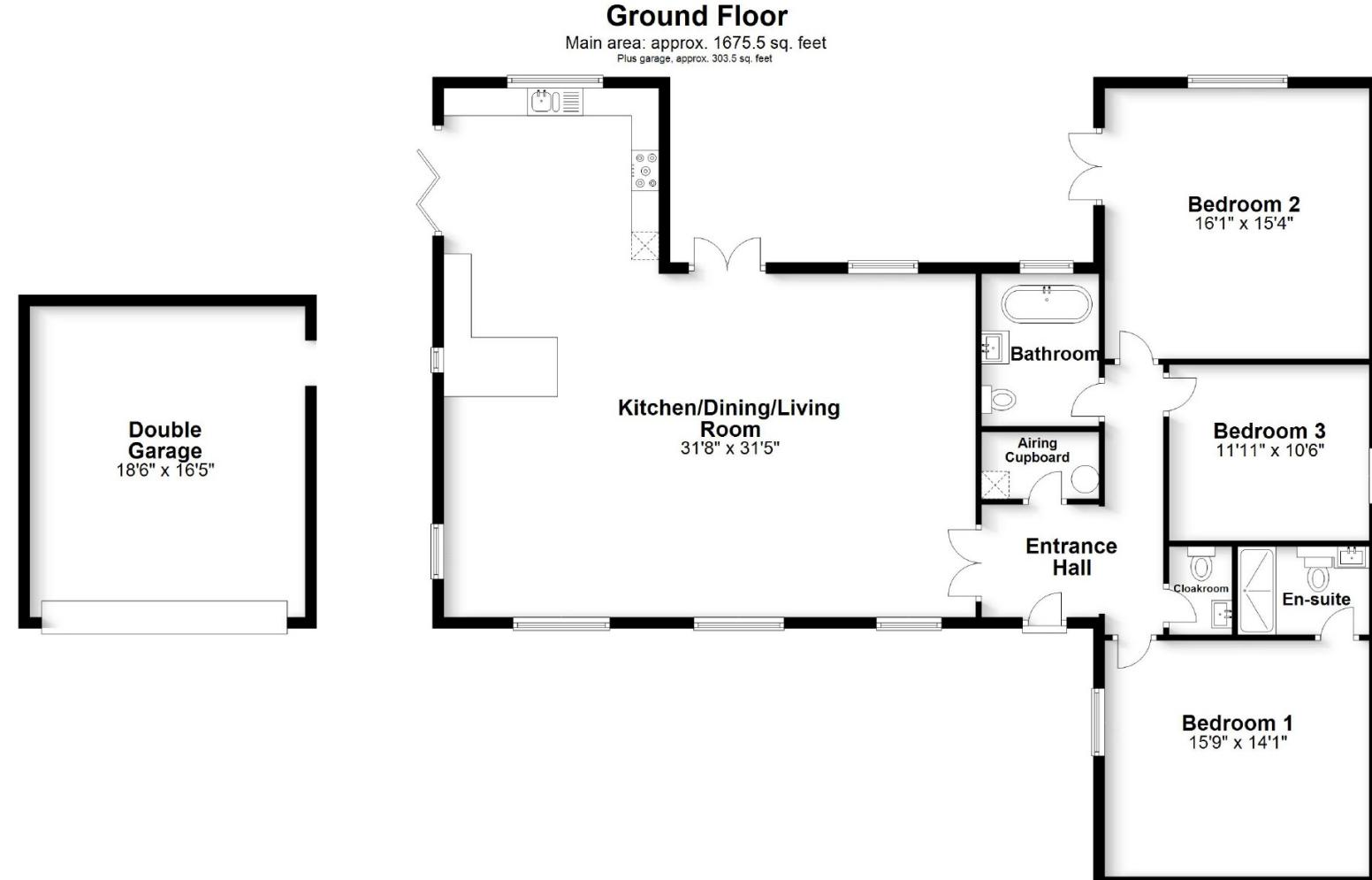
Double Garage

Double garage with power and light. Electric shutter style door. Door to side leading into rear garden.

Energy Performance Certificate: TBC



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Main area: Approx. 155.7 sq. metres (1675.5 sq. feet)
Plus garage, approx. 28.2 sq. metres (303.5 sq. feet)

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

Dacorum Borough Council

Council Tax Band

TBC

Council Tax Charge

£





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