SPENSERS
RESIDENTIAL







# 111 Wharf Lane, Cow Roast, Tring, HP23 5RE

## Guide price £745,000

- Four Bedrooms
- Stunning Location
- No Onward Chain
- Two Bathrooms
- Ashridge Walks Bordering
- Characterful Features
- Canal Fronted Home
- Equal Distance from Berkhamsted and Tring Train Stations

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# 111 Wharf Lane, Tring HP23 5RE

Sitting alongside the Grand Union Canal, almost perfectly positioned between Berkhamsted and Tring, this is the sort of home that immediately reminds you why we favour character over convention.

Period charm, waterside views, cottage gardens and an incredibly flexible layout combine to create something genuinely different. Arranged over three floors, the accommodation can work beautifully as a substantial four-bedroom family home, or be configured to provide a two-bedroom home with a separate two-bedroom annexe-style space on the lower ground floor, and with no onward chain, it is ready for its next chapter.

The heart of the home - The ground floor has exactly the warmth you would hope for from a property like this. The open-plan kitchen and dining room overlooks the canal and provides a wonderfully sociable centrepiece, with a comprehensive range of cabinetry, central island, characterful bay window and a wood-burning stove set against exposed brickwork. There is a separate sitting room for quieter evenings, together with a surprisingly generous four-piece bathroom featuring both a bath and separate shower. It is characterful without being impractical, and that is a combination we particularly like.

4 2 2 G

Council Tax Band: E





## Lower Ground Floor

A lower floor with serious potential

Downstairs is where this house becomes especially interesting.

Currently incorporated into the main home, the lower ground floor provides a large living room with bi-folding doors opening directly onto the garden, two further bedrooms and an interior design led bathroom with roll top bath, with ornate clawed feet and tremendous matching suite.

For buyers looking for multigenerational living, guest accommodation, space for older children or simply greater independence within the home, it offers enormous flexibility.

Subject to any necessary permissions and requirements, the addition of a kitchenette could also create a more self-contained annexe-style arrangement — giving this floor a completely different dimension.

## Heading Upstairs

Upstairs & waterside views

The first floor provides a further two double bedrooms, both enjoying elevated views towards the canal.

Waking up to the water, passing boats and changing seasons outside the window is one of those details a floorplan simply cannot communicate — but it is a huge part of what makes this home special.

## Step Outside

The gardens feel every bit as individual as the house itself.

Fully enclosed and predominantly laid to lawn, they are softened by mature planting and have a wonderfully established cottage-garden feel. A raised timber deck provides the perfect spot for morning coffee, summer evenings or simply watching the narrowboats gently make their way along the canal.

There is also a timber garden cabin with power and lighting, offering a helpful space for entertaining, the potential as a hobby room or workspace, or even a bar as it sits alongside the hot tub for year-round enjoyment.

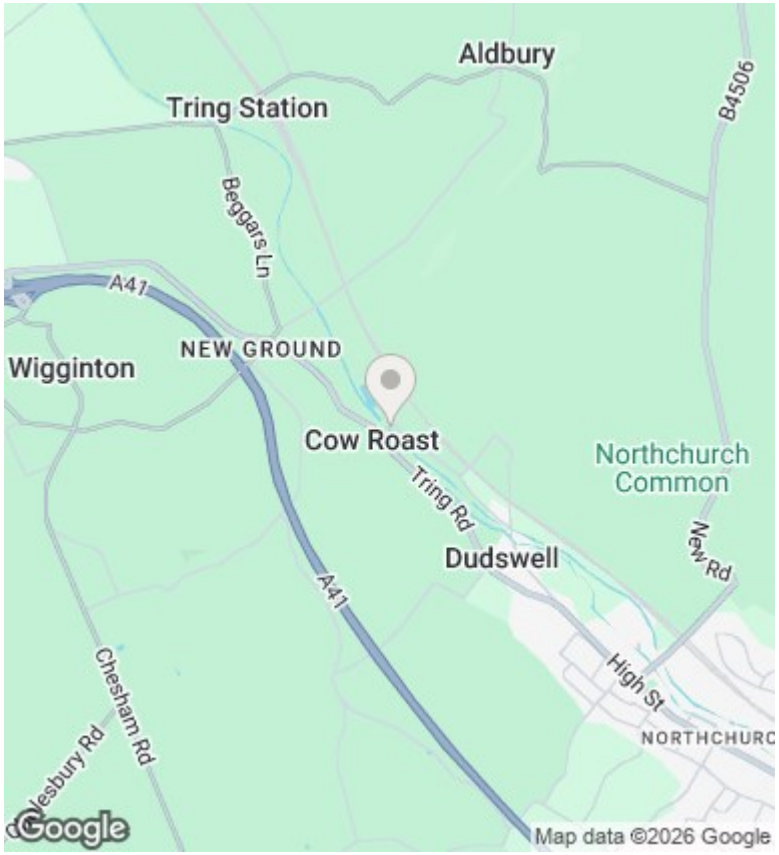
On-road parking is available, with the possibility of secure gated parking to the rear by separate agreement with Cow Roast Marina.

## Area Guide

Location is a major part of the appeal. With both Berkhamsted and Tring within easy reach, you have two of the area's most popular market towns on your doorstep — independent cafés, restaurants, boutiques, pubs, everyday amenities and some exceptional countryside all close by.

Tring offers beautiful open spaces including Tring Park and the reservoirs, while Berkhamsted combines its thriving High Street with the Grand Union Canal, waterside walks and an excellent selection of places to eat and drink. For commuters, Tring station is just over a mile away, while Berkhamsted also provides regular direct rail services into London Euston. The A41 offers straightforward access towards the M25 and wider motorway network.



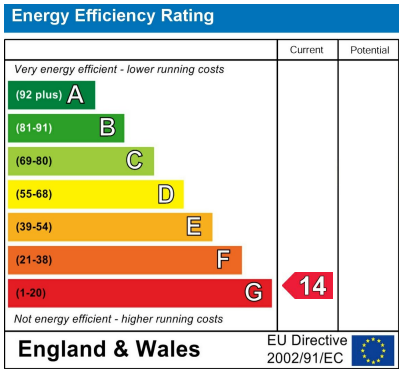

## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

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