



Fendley House Cow Roast, Tring HP23 5RG



Fendley House stands as a remarkable example of Georgian architecture, thoughtfully enhanced for modern living and offering approximately 3,500 sq ft of beautifully presented accommodation. Set in the tranquil hamlet of Cow Roast, just moments from the picturesque Chilterns countryside, this exceptional semi-detached residence includes an attached cottage, making it ideal for multi-generational families or those seeking flexible living arrangements.

Upon arrival, the impressive entrance hall with stripped timber floors and a stunning oak staircase immediately conveys a sense of period elegance. The generous layout unfolds to reveal a dual-aspect, air conditioned study perfect for working from home alongside an elegant dining room designed for entertaining on any scale. The traditional kitchen/breakfast room features painted cabinetry, warm terracotta flooring, and a walk-in pantry, offering both style and functionality for family life. Practical aspects are well considered, with a rear lobby housing a battery storage system, a useful cellar, and a ground-floor WC.

The spacious sitting room, complete with a striking marble fireplace and French doors opening onto the walled garden, provides an inviting setting for relaxation. Adjoining the main house, the attached cottage benefits from its own independent access and private courtyard, as well as a cosy sitting room with log burner, conservatory, well-equipped kitchen, generous double bedroom, and bathroom ideal for guests, extended family, or even as a potential rental opportunity.

Upstairs in the principal residence, the accommodation continues to impress: a large principal bedroom with adjoining shower room creates a private retreat, while a guest bedroom with en-suite, two further double bedrooms, and a modern family bathroom ensure comfort for all.

Outside

Set within 0.21 acres, the beautifully maintained walled garden features a level lawn, abundant borders, and stone-paved areas perfect for al fresco dining. The extensive gravel driveway provides ample parking for several vehicles and incorporates an EV charging point for added convenience. Additional outdoor amenities include a detached home office, greenhouse, log store, and secure storage sheds.

Fendley House is particularly notable for its impressive energy efficiency-rare for a period property. The residence is equipped with solar panels, an air source heat pump, and battery storage, ensuring sustainable living and reduced energy costs without compromising on style or comfort.





welcome to

Fendley House Cow Roast, Tring

- Georgian family home
- Five bedrooms
- Three reception rooms
- Four Bathrooms
- Solar panels, battery bank and air source heating

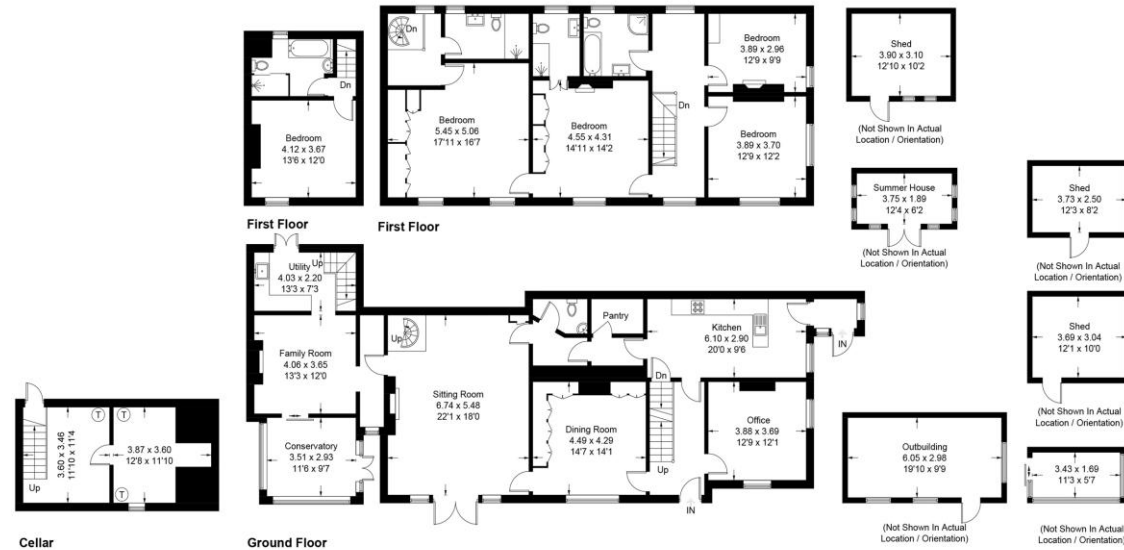
Tenure: Freehold EPC Rating: E
Council Tax Band: G

£1,195,000

An exceptional Five-bedroom Georgian Residence, beautifully presented throughout with many period features and includes an attached cottage, making it ideal for multi-generational families or those seeking flexible living arrangements.

Fendley house

Approximate Gross Internal Area = 296.5 sq m / 3191 sq ft
Cellar = 26.7 sq m / 287 sq ft
Outbuildings = 63.8 sq m / 687 sq ft
Total = 387 sq m / 4165 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1314332)

Location

The location is truly desirable, with Cow Roast offering a peaceful, close-knit community atmosphere in a semi-rural setting. The nearby market towns of Tring and Berkhamsted are both within easy reach. Tring, just two miles away, provides an array of independent shops, charming cafés, and a mainline railway station with fast services to London. Berkhamsted's vibrant high street, renowned canal-sidewalks, and weekly market offer further shopping, dining, and leisure options. Families will appreciate the excellent schooling in the area, including highly regarded state and independent schools in both neighbouring towns, with prestigious Berkhamsted School nearby for those considering private education. For lovers of the outdoors, the Ashridge Estate and the Chilterns Area of Outstanding Natural Beauty are close at hand, offering spectacular woodland walks, cycling trails, and panoramic views for all seasons.

A unique opportunity to acquire a rare blend of history, versatility, and sustainability in a truly sought-after location. Early viewing is highly recommended to appreciate all that Fendley House and its delightful setting have to offer.

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG109042 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk