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The Old Rectory, Puttenham, HP23 4PS

Price: £2,950,000 Freehold







Nestled in the picturesque village of Puttenham, Tring Rural, Hertfordshire, this beautifully presented country residence perfectly blends charming period features with contemporary finishes. Set within approximately five acres, the property includes four to five paddocks with independent access and backs onto extensive, mature gardens—an ideal setting for families with equestrian pursuits.

Beyond its rural charm, the home enjoys excellent proximity to highly regarded schools such as Aylesbury Grammar School, Tring Park School for the Performing Arts, and Berkhamsted School—making it a superb choice for families seeking both tranquillity and top-tier education.

Upon entering via the sun room, you are welcomed by double doors leading into a grand hallway. This impressive space connects to the living room, kitchen, cloakroom/WC, and two spacious rooms currently arranged as double bedrooms. A striking oak staircase with an ornate balustrade rises to the first floor, leading to a galleried landing and an additional rear lobby providing access to the garden.

To either side of the main hallway are two versatile reception rooms, both currently used as bedrooms. Each features elegant bay windows, traditional fireplaces with detailed mantel pieces, and one room boasts exquisite oak panelling—once serving as a games room.

The living room exudes warmth and character with exposed beams, a magnificent Inglenook fireplace, and a large box bay window overlooking the rear garden. Double doors open into a bright, formal dining room—currently configured to seat 16 guests comfortably—offering views over the front, side, and rear gardens. French doors provide easy access to the outdoor space, creating a natural flow for entertaining.

The farmhouse-style kitchen offers both charm and potential, with planning permission in place for a rear extension (Planning reference 4/00354/17/FHA). Foundations for the extension have already been laid and thoughtfully incorporated into the rear patio. The kitchen is well-appointed with an extensive range of shaker-style units, a central island, marble work tops, and integrated appliances including an Aga, electric double oven, and hob with extractor. An informal dining area adjoins the kitchen, along with access to an inner lobby, a secondary staircase to the first floor, and a large utility room with ample storage and plumbing for a washing machine and dishwasher.



There are two staircases providing access to the first floor. The main oak staircase leads to a striking galleried landing serving four double bedrooms, while the secondary staircase from the inner lobby offers more direct access to two additional double bedrooms.

The principal bedroom, featuring a bay window to the front and a traditional fireplace, benefits from a generous en suite with a five-piece bathroom suite including a roll-top bath, double shower cubicle, and bidet. Another bedroom enjoys garden views through a large box bay window and includes an en suite shower room with WC and basin.

The approach to the property is both private and impressive, with electric double gates opening onto a paved driveway and a triple garage. The grounds wrap around the house to the north, west, and south, offering beautifully landscaped gardens with rolling lawns, mature trees, and a serpentine duck pond—creating a peaceful haven rich in wildlife.

For equestrian enthusiasts, the grounds extend beyond the formal gardens to a hard standing area with four to five stables, a tack room, a floodlit ménage, and four to five paddocks. Additionally, there is a large timber machinery shed/garage with double-opening doors, and the property benefits from gated rear access via a track leading to Church Road.

The village of Puttenham is located approximately five miles north-west of Tring, on the Hertfordshire/Buckinghamshire border and near the Aylesbury Arm of the Grand Union Canal. It offers convenient access to the A41, while Cheddington mainline railway station is just 3.5 miles away, providing a direct service into London Euston.

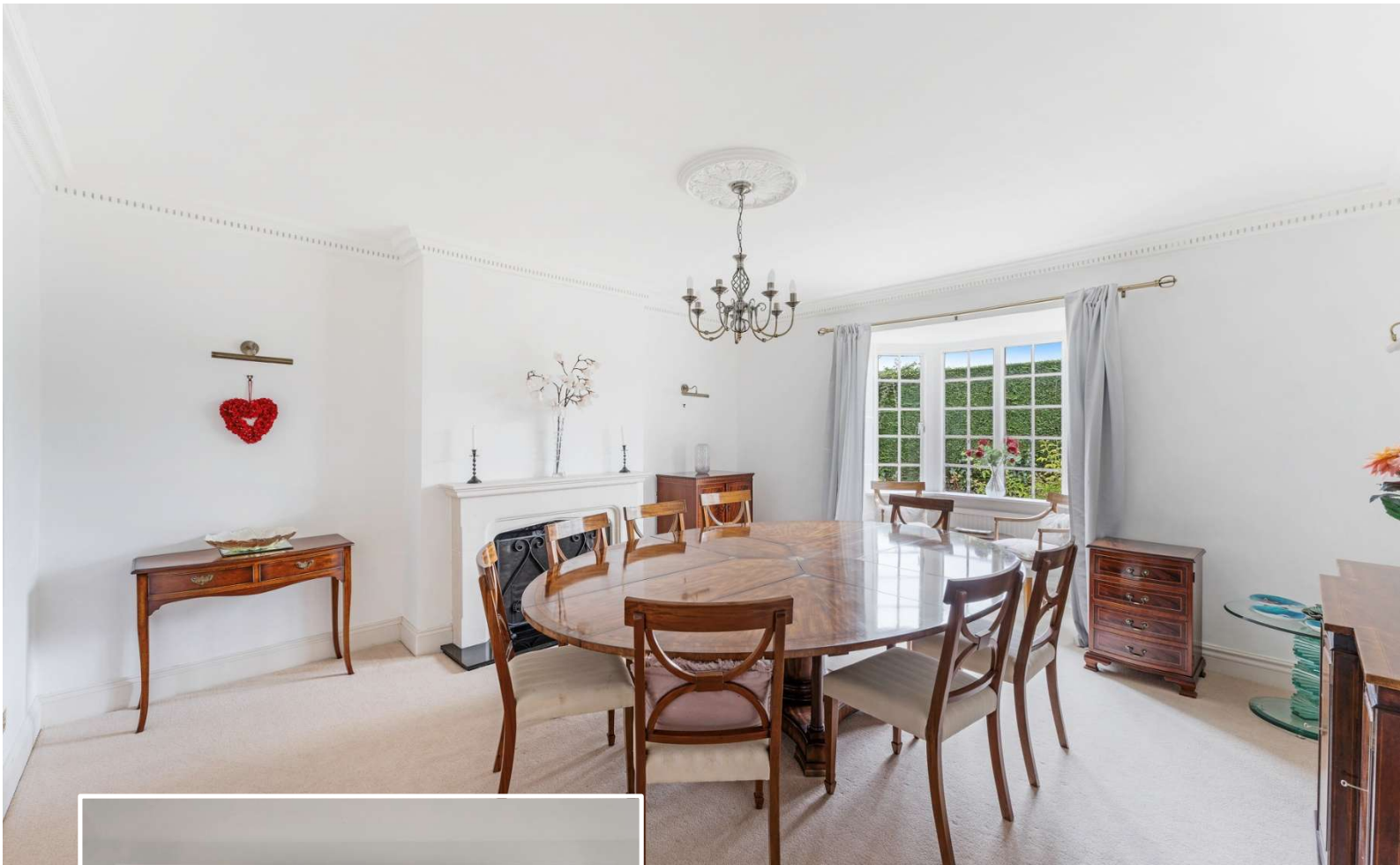
Tring itself is a charming market town, home to a variety of independent shops, cafés, and restaurants, along with attractive parkland and the renowned Natural History Museum at Tring. The neighbouring village of Long Marston, just a mile away, offers a pre-school, a primary school, and a traditional village pub.

There is a wide choice of excellent schools in the area, including Tring School, Berkhamsted School, and the Buckinghamshire grammar schools.



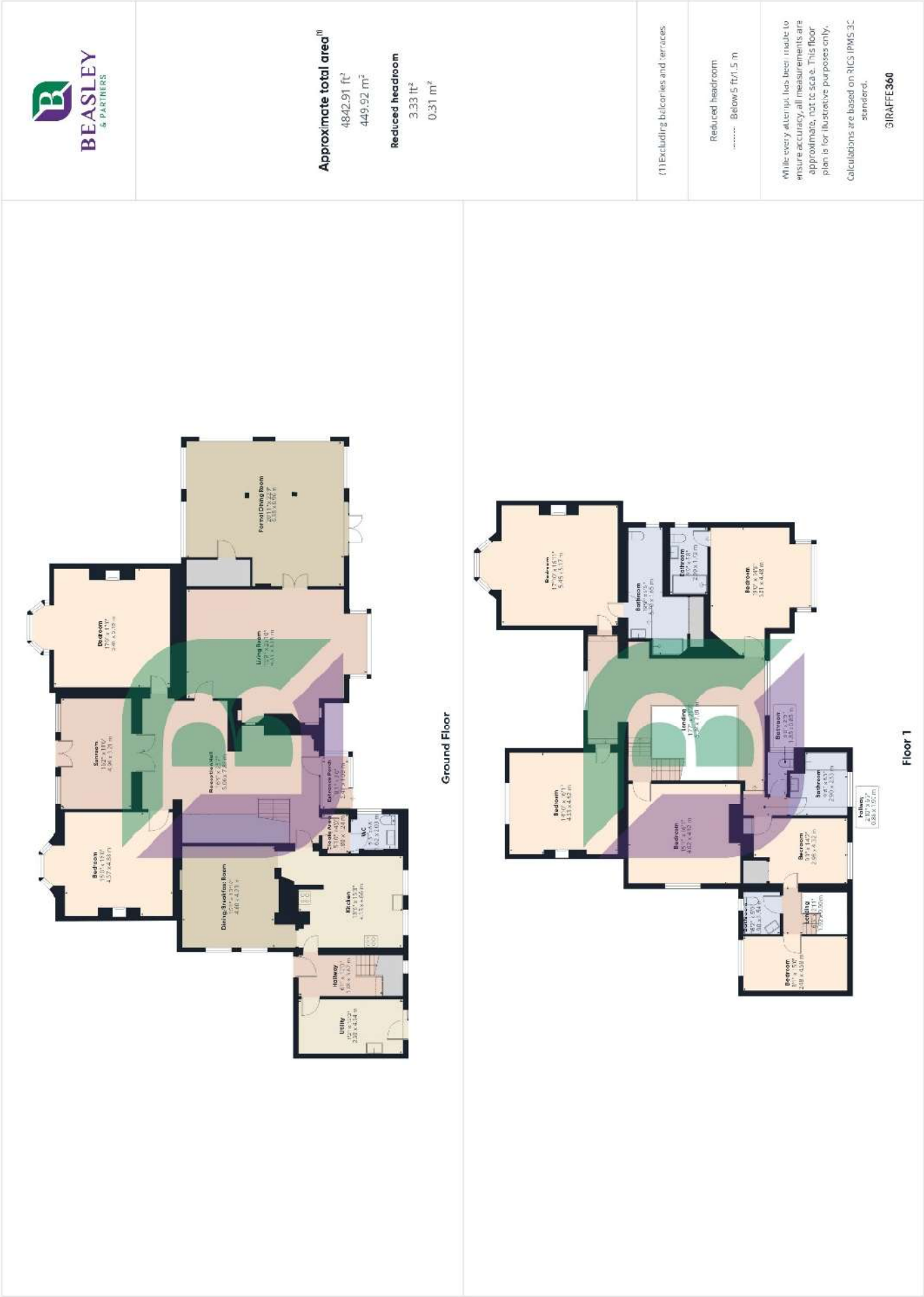












3.33 ft²
0.31 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

