



Country House Department

Condover House I Tinkers Lane I Wigginton I Tring



# Condover House Tinkers Lane | Wigginton | Tring | Hertfordshire | HP23 6JB





A splendid detached residence, set in a quiet no-through lane adjoining the world renowned Champneys Health Resort, within gardens and two paddocks extending to about seven acres, in an Area of Outstanding Natural Beauty.

### ACCOMMODATION

#### **GROUND FLOOR**

Entrance Hall | Drawing Room | Dining Room | Family Room Kitchen/Breakfast Room | Utility room | Conservatory | Study/Bedroom Six Cloaks/Shower Room

#### **FIRST FLOOR**

Galleried Landing | Master Bedroom with En Suite Shower Room and Balcony Guest Bedroom with En Suite Shower Room | Three Additional Bedrooms Family Bathroom

### EXTERIOR

Triple Garage with Storeroom and Boiler Room | Gardens | Heated Swimming Pool | Summer House | Tennis Court | Stables | Paddock | Orchard | Woodland

Berkhamsted (London Euston 30 minutes approx.) 2.5 miles, Tring 2.1 miles, Chesham (Marylebone and Baker Street) 4.6 miles, M25 (Junction 20) 8 miles, M1 (Junction 8) 8 miles.

### DESCRIPTION

Thought to have been constructed in the 1960's, Condover House is a substantial detached residence with pleasing elevations in a colonial-style, with colonnaded porch and balcony.

A feature of the house is the large windows which flood the rooms with light and provide a delightful outlook over the spacious gardens and grounds. The light and airy accommodation is well planned and arranged on two floors, the welcoming entrance hall having a feature staircase to the galleried landing above. The opulent drawing room is 30' in length and has folding glazed doors opening into the large conservatory at the rear. This is, in turn, open to the spacious kitchen/breakfast room with its large utility area to one side, creating a







fabulous area for entertaining and being ideal for a country lifestyle. There is an elegant dining room off the hall, from which a door leads to an inner lobby and cosy family room/snug. There is also a large study/sixth bedroom and cloaks/ shower room.

On the first floor there are five bedrooms, which are all spacious, the master bedroom having an en suite shower room and door to a small galleried landing with doors out onto the front balcony. Two of the bedrooms share a 'Jack and Jill' shower room and the remainder are served by the large family bathroom.

### EXTERIOR

The house is set well back from the lane and is approached over a sweeping carriage driveway, which provides extensive car parking space and access to the attached triple garage, with electric up and over doors and provides ample space for three cars plus work benches and freezer, etc. It has loft storage space and a boiler cupboard at the rear, housing a water softener and the pool filtration unit. There is also a storeroom with exterior access.

The grounds are a key attraction of Condover House and extend to approaching seven acres. The front and rear gardens are approximately one and three quarters of an acre, with sweeping lawns and a mature stand of trees at the rear. There is a heated swimming pool close to the house and a tennis court, which is now in need of refurbishment. Beyond the gardens the four and a half acre paddock is served by a stable block, providing three loose boxes and a tack room. Beyond this is a small area of woodland, which runs along the historic Grim's Ditch, which is designated as a National Monument. A one acre orchard lies to the side of the paddock, and is planted with a variety of fruit trees.

## LOCATION

Adjoining the world renowned Champneys Estate and Health Spa, Tinkers Lane is a private road, ideally located for easy access to both Berkhamsted and Tring, which provide mainline railway stations, an eclectic mix of shops, cafés and restaurants, as well as excellent schooling for children of all age groups, including state and independent schools, in particular, the Berkhamsted School and the Tring School for Performing Arts.

The surrounding countryside is designated as being An Area of Outstanding Natural Beauty, much of which is greenbelt, and features Tring Park and Tring Reservoirs, which are renowned nature reserves, as well as The National Trust 5,000 acre Ashridge Estate, encompassing Ivinghoe Beacon and part of the Ridgeway National Trail, along the Chiltern Hills.



The wide range of leisure facilities include walking and riding, while nearby golf courses include Ashridge, Berkhamsted and The Grove.

### DIRECTIONS

From Aitchisons office in Berkhamsted proceed west along the High Street, through Northchurch and Dudswell. Turn left into Hamberlins Lane, following the road under the A41 bypass and across the crossroads into Tinkers Lane. Condover House will be soon found on the right hand side.

### SERVICES

All mains services provided.

### LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH Tel: 01442 228000 Council Tax Band: H

### VIEWING

Strictly by appointment with Aitchisons Country House Department **Tel:** 01442 873901 **Fax:** 01442 384601

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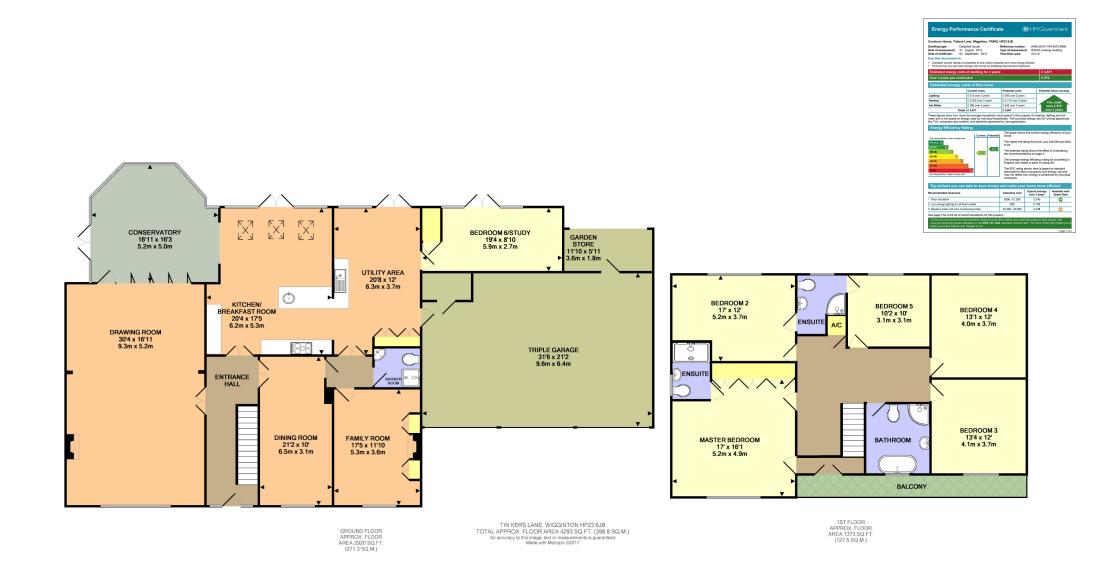








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