



Situated within private grounds of circa 4 acres



Your private haven for rest, retreat, and renewal. A world apart yet closer than you might imagine. This luxury home is available to let from September



Park House boasts grand reception spaces, thoughtfully crafted for both intimate evenings and lavish entertaining



This exceptional property offers the ultimate lifestyle, from workouts to game nights and movie magic, all in the comfort of your own home



Sleeping Quarters

6/BR

The main sleeping quarters comprise four generously appointed bedrooms, each with their own en-suite, whilst the two principal bedrooms further benefit from private dressing rooms



Step into absolute comfort with walk in showers, deep soaking baths and spa-inspired en-suites that exude the elegance of a boutique hotel



Approaching 10,000 sqft of versatile accommodation. Explore the full layout and room dimensions on the next page

Grounds

Park House is set within a secluded part of the prestigious Champneys Estate, offering exceptional privacy and tranquillity.

Accessed via a private gated entrance, the property is nestled within approximately four acres of landscaped grounds with garaging and a carport.

To the rear, the gardens are beautifully mature, featuring dedicated entertaining areas, summerhouse and an outdoor swimming pool, creating the perfect setting for both relaxation and social gatherings.

Ground Floor Accommodation

The ground floor accommodation is exceptionally spacious, designed to impress from the moment you arrive. A welcoming entrance hall provides access to the principal reception rooms, while an imposing staircase rises gracefully to a galleried first floor landing.

First Floor Accommodation

The first floor sleeping quarters are designed with both comfort and luxury in mind. The principal suites are complemented by en-suite bathrooms, bespoke fitted wardrobes, and elegant dressing rooms. For added flexibility, there is direct access to an adjoining annexe

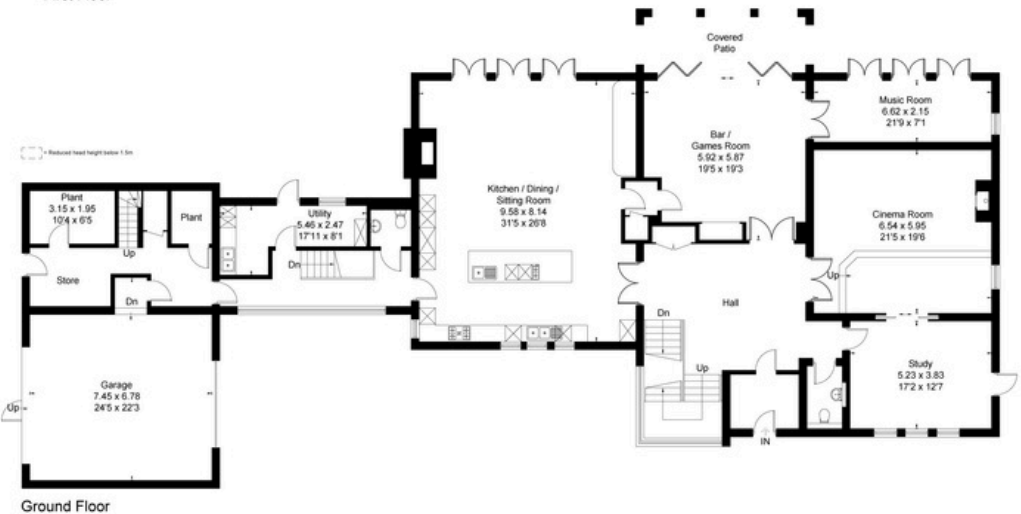
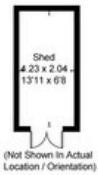
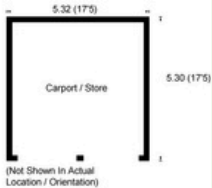
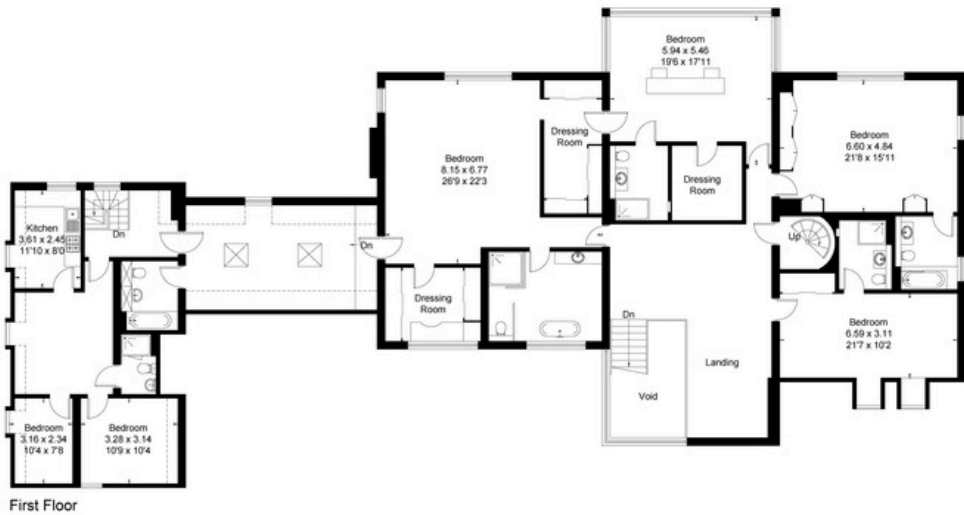
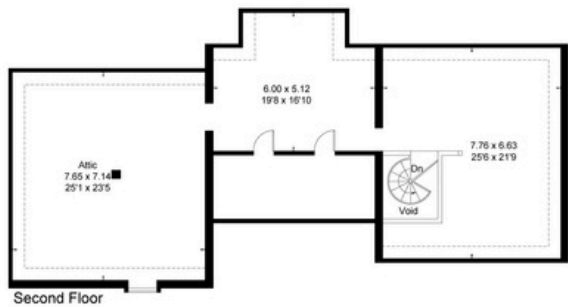
Annexe

This self sufficient annexe offers complete independence, featuring its own kitchen, bathroom, WC, and two additional bedrooms. Perfectly suited for staff, an au pair, or extended family, the space can be easily accessed from the main residence or kept entirely private as required.

Features

Alongside its elegant living spaces, the property boasts a wealth of lifestyle amenities, including a gym, cinema, games room/ bar and a dedicated treatment room. A wine cellar and ample storage throughout ensures both practicality and convenience.

Approximate Floor Area = 924.2 sq m / 9948 sq ft
Summer House = 4.3 sq m / 46 sq ft
Total = 928.5 sq m / 9994 sq ft (Excluding Void / Shed / Open Carport)



Set within 170 acres of landscaped grounds, Champneys Tring is a renowned health spa located in the picturesque Hertfordshire village of Wiggington, nestled between Tring and Berkhamsted

If you are looking for even more luxury outside the perimeter of Park House lies the wonderful facilities of Champneys Health Spa.

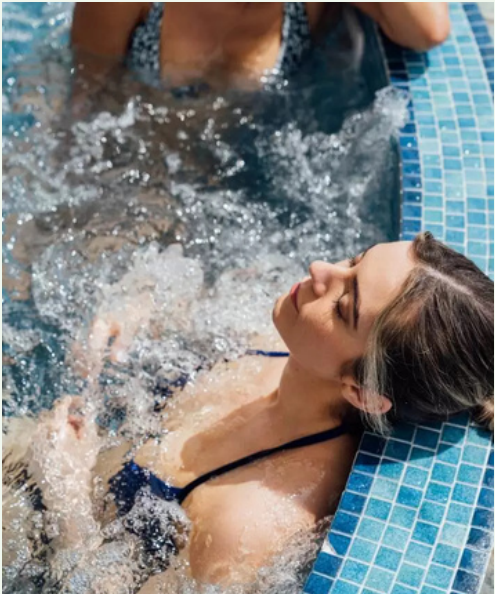
Established in 1925, Champneys Tring is the UK's oldest spa and has been a pioneer in wellness for nearly a century.

The resort blends its historic charm with contemporary spa facilities, making it a unique destination for relaxation and rejuvenation.

In addition to the spa, gym, swimming pool and sauna, glorious grounds extend to 170 acres. There is a private doctors surgery with the estate grounds and a number of classes and wellness programs to suit your fitness and health preferences.

The spa café and restaurant offer nutritious meals.

A truly unique opportunity to enjoy a wonderful home in a destination that combines luxury, history, and a comprehensive approach to wellness.



Enjoy the best of both worlds, semi-rural lifestyle, with local towns, modern amenities, and excellent transport connections all within easy reach

The property lies approximately 30 miles north west of Central London, close to the Buckinghamshire border. It benefits from two access points: the main entrance on Chesham Road and an additional route from Rossway Lane.

The surrounding area is characterised by open countryside and large luxury residential properties, creating an exclusive and tranquil setting.

Local Area

Tring is a historic Hertfordshire market town with a strong local economy centred on retail, education, and tourism. The area offers a wide range of amenities, including shops, schools, and leisure facilities. Notable attractions include the Natural History Museum at Tring and the Chiltern Hills Area of Outstanding Natural Beauty, making the location highly desirable for both residents and visitors.



Tring and Berkhamsted are popular commuter town due to the regular train service to London Euston

Rail Connections

Tring and Berkhamsted railway stations offer fast and frequent services to London Euston, with journey times from just 32 minutes.

From Wendover trains to London Marylebone take approximately 45 minutes.

The Metropolitan Line on the London Underground system is available from Chesham, circa 5 miles from the property.

By Road

The A41 dual carriageway is easily accessible, providing swift links to the M25, M1, A1, M40 and the National Motorway Network.

Airports

Distances taken from google maps.

- London Luton (LTN) - **13m**
- London Heathrow (LHR) - **15 m**
- London Stansted (STN) - **33m**
- London Gatwick (LGW) - **39m**



There are a wide range of educational opportunities for families with an excellent selection of schools



Primary

- St Bartholomew's Church of England **1.1m**
- Hawridge and Cholesbury Church of England School **1.4m**
- St Mary's C of E Primary (Northchurch) **1.7m**

Secondary

- Tring School **2.2m**
- Ashlyns School (Berkhamsted) **3.0m**
- Chiltern Hills Academy **4.3m**

Grammar

There are girls and boys grammar schools in the larger towns of Aylesbury, Amersham and Chesham.

Independent

There are many some nearby independent schools.

- Egerton-Rothesay School (Tring) **1.1 m**
- Tring Park School for the Performing Arts **1.2 m**
- Berkhamsted School **3.1 m**
- Westbrook Hay Prep School (Hemel Hempstead) **4.5 m**

For further information on local schools and education, visit Hertfordshire and Buckinghamshire Council websites.

www.hertfordshire.gov.uk/services/Schools-and-education/Schools-and-education.aspx

www.buckinghamshire.gov.uk/schools-and-learning/

Boundaries, Plans, Distances & Areas

Any boundaries, floorplans, distances or areas quoted within these particulars are strictly for identification and guidance only. Therefore tenants must satisfy themselves as to the boundaries and the quantity of land included through the legal process. If you are unsure, please take the advice of your own legal representative. The specified information within these details are given for guidance purposes only and without responsibility. Tenants should not rely upon the information as a statement or representation of fact, but must instead satisfy themselves by inspection or otherwise.

Health & Safety

Prospective purchasers must have regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident or injury as a result of viewings.



Your New Home Awaits

15/BR

Viewings are strictly by appointment only through Rybull Group



About Rybull Group

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology.

Our relationships in the industry open doors to exclusive opportunities, while our commitment to staying at the forefront of technological advancements ensures that you have a competitive edge in the market.

Rybull Group excels in both selling and acquiring properties, showcasing our prowess in diverse asset classes and values.

Whether you're eyeing entry-level deals or substantial assets, our team is equipped to handle the full spectrum of property transactions.

Operating nationwide, we extend our services across the breadth of the UK.

Our strategic presence allows us to tap into various markets, ensuring that we can deliver comprehensive solutions tailored to your unique requirements, regardless of location.



Chris Ryall – Director

Email: chris@rybull.co.uk
Mobile: +44 (0) 7552 090 531



Ian Bullimore – Director

Email: ian@rybull.co.uk
Mobile: +44 (0) 7947 531 094

Office: Hunton Bridge, Kings Langley

Email: enquiries@rybull.co.uk
Landline: +44 (0) 1923 549 153

Get In Touch

For further information or to arrange a viewing, please contact a member of our residential lettings team.

Offers

Rybull Group are instructed to place the property to the market for let where both short and long term tenancy offers will be considered subject to the terms and offers made. As sole agents, all offers, and interest should be directed to Rybull Group. The vendor reserves the right to reject the highest offer or indeed any offer at their discretion.

Referencing, Affordability and Deposit

A tenancy can only commence when referencing and affordability checks are satisfied and the deposit and initial rent is paid.

AML Counterparty Checks

A successful tenant will be required to provide information to satisfy our AML requirements. This includes all documents and ID to comply with HMRC's Anti-Money laundering requirements.

Email: enquiries@rybull.co.uk

Landline: +44 (0) 1923 549 153

Address:

Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD

Rybull Group, their client and any joint agent give notice that: These particulars do not form part of any offer or contract. They assume no responsibility for any statement that may be made in these particulars, marketing material, email, related documentation or other communication. Any information supplied, should not be relied upon as statements or representations of facts and are made without prejudice. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Rybull Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

