



The Cedars
Cholesbury Road | Wigginton | Tring | Hertfordshire | HP23 6JQ

FINE & COUNTRY

STEP INSIDE

The Cedars

The Cedars is a contemporary country house offering spacious and versatile accommodation spanning over 7,500 sq.ft. It is ideally situated in a picturesque, secluded location while still being conveniently close to the popular market towns of Berkhamsted, Tring, and Wendover. The property sits on approximately 6 acres of land.

Accessed through electric gates and a tree-lined driveway, The Cedars creates a sense of exclusivity and tranquillity. The driveway leads to the garages and the main house, providing ample parking space. Upon entering the property, one is immediately greeted by the impressive double-height entrance hall, which leads to the main reception rooms. The generously proportioned sitting room and dining room offer a welcoming atmosphere. Notably, the kitchen/breakfast/family room is a vast space, perfect for entertaining family and friends. All three reception rooms boast delightful views of the rear garden and the surrounding woodland, where one can occasionally spot ducks, squirrels and deer. Completing the ground floor, there is a study overlooking the front aspect, a spacious utility room, boot room, boiler room, two cloakrooms, and a rear porch providing access to a secondary staircase.

Ascending the stairs from the entrance hall, one reaches the galleried landing on the first floor, bathed in natural light from the glass apex windows above the front door. The first floor comprises five double bedrooms and a well-sized single bedroom, all with en-suite facilities. The principal bedroom is particularly impressive, measuring approximately 6.5m x 5.54m, and features an extensive dressing room with ample wardrobe storage. The large en-suite bathroom includes a separate shower and a bath that allows for stargazing while relaxing. Bedroom two is noteworthy for its staircase, which leads to a second-floor area currently used as a study and quiet reading space. This room is likely to be highly sought after by teenagers, as it provides a "penthouse-style" bedroom experience. Additionally, a spiral staircase from the reading room leads down to a courtyard garden.









STEP OUTSIDE

The Cedars

Externally, the property boasts several outbuildings scattered across the grounds. There is a sizable building measuring approximately 10.55m x 6.83m, currently utilised as a games room complete with an extensive bar. In addition, there is a detached garage, carport, and a separate annexe.

The formal gardens to the south-east feature an expansive patio with a low brick wall adjacent to the house, overlooking a well-manicured lawn. The lawn is framed by Portuguese Laurel and Beech hedges on two sides. A pathway through Yew circles leads to avenues of sequoia and azalea, adding to the enchanting charm of the surroundings. The remaining gardens comprise mature mixed woodland, adorned with a plethora of majestic specimen trees. When night falls, the property and gardens transform into a captivating wonderland, illuminated by carefully positioned lights. Without a doubt, this truly beautiful country home offers a private and idyllic rural retreat.

The nearby market towns of Berkhamsted, Tring, and Wendover are three charming towns nestled amidst the picturesque Chiltern Hills landscape of Hertfordshire and Buckinghamshire. Each town offers its own unique blend of history, natural beauty, and delightful experience.

All three towns boast excellent transport links, by road and rail, whilst located within easy reach of London, they offer a refreshing escape from the urban hustle, while still providing convenient access to vibrant city life.

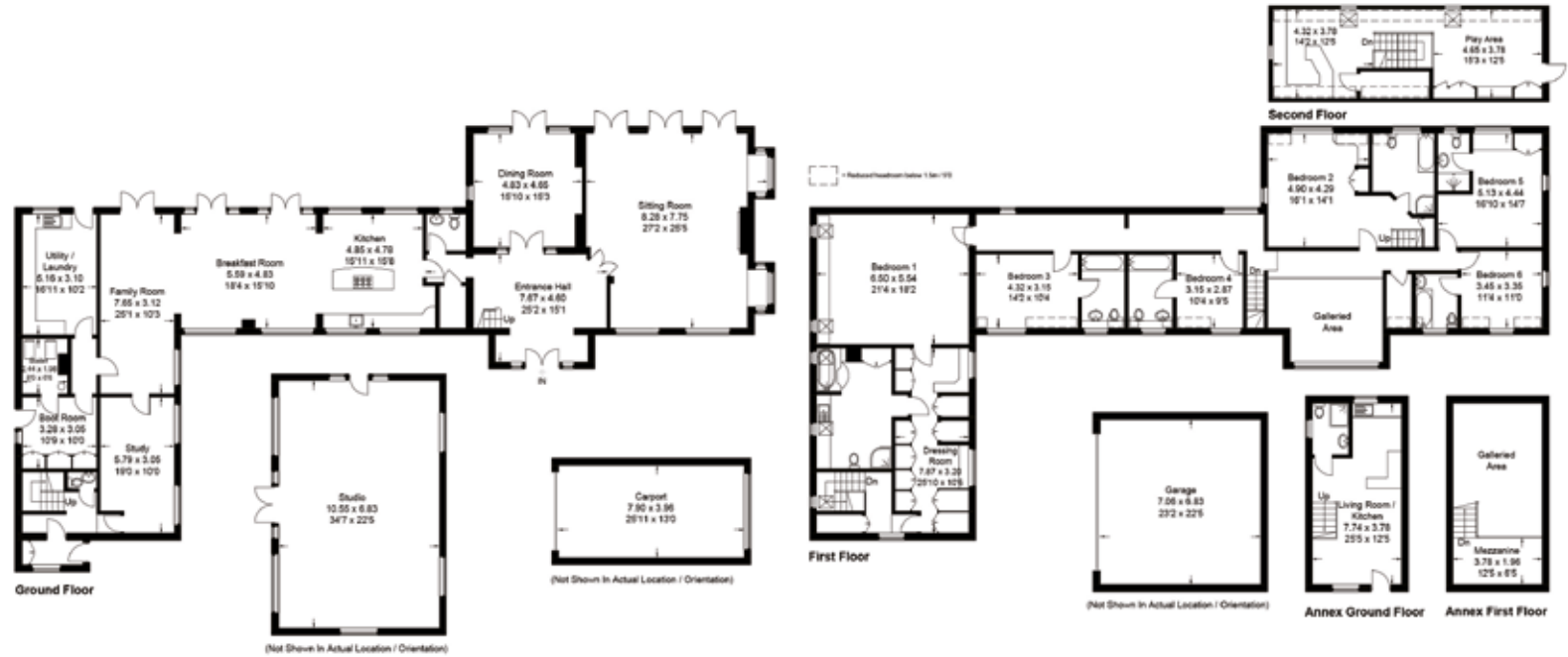
Whether you're exploring ancient castles, revelling in natural beauty, indulging in local cuisine, or simply immersing yourself in the warm hospitality of these charming towns, Berkhamsted, Tring, and Wendover promise an unforgettable journey that blends history, culture, and natural wonders into a tapestry of memorable experiences.

Guide price £3,950,000





Approximate Gross Internal Area (Excluding Carport)
 Ground Floor = 261.4 sq m / 2,814 sq ft
 First Floor (Excluding Galleried Area) = 236.2 sq m / 2,542 sq ft
 Second Floor = 43.8 sq m / 471 sq ft
 Annex Ground Floor = 29.6 sq m / 319 sq ft
 Annex First Floor (Excluding Galleried Area) = 9.0 sq m / 97 sq ft
 Garage = 48.9 sq m / 526 sq ft
 Studio = 72.6 sq m / 782 sq ft
 Total = 701.5 sq m / 7,551 sq ft



Council Tax Band: H
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		59 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.

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