



Langley House
Cholesbury Road

Wigginton, Hertfordshire



Nestled within the breath taking Chiltern Hills Area of Outstanding Natural Beauty, this exceptional architect-designed contemporary residence in this small hamlet nr Tring, presents a rare opportunity to acquire a truly magnificent new build home. Offered with a guide price of £4,315,000, this property spans approximately 5,090 sq ft across five meticulously planned floors, offering an unparalleled blend of luxury, smart technology, and serene natural surroundings.

Details



PROPERTY PROFILE

- Five bedrooms, including a first floor principal suite with dual walk-in wardrobes and a luxury en-suite bathroom and shower plus an upstairs laundry room
- Open-plan kitchen/dining room with sitting area, full-width glazed sliding doors, comprehensive integrated appliances and central island
- Separate living area with wood burner, playroom and boot room
- Home office plus a separate study, Gym, wine room and cinema room which is wired for Dolby 7.2 surround sound
- Smart home automation: ABB KNX system & Control4 whole-house audio/video Air source heat pumps, underfloor heating and air conditioning
- Multi-level cedar decking with sunken fire pits and suitability for an outside kitchen if desired
- Beautifully located within this generous plot backing onto woodland with great views to the rear. Sweeping gravel driveway with ample parking
- 360 degree CCTV, monitored alarm and biometric front door access
- Chilterns Hills setting with great hamlets/local villages and in an Area of Outstanding Natural Beauty Euston, Marylebone and Baker Street all easily accessible
- Excellent schooling nearby: Berkhamsted School, Haileybury, Tring Park School for the Performing Arts Also close to Champneys Tring, Ashridge Estate, Ivinghoe Beacon and Waddesdon Manor

GUIDE PRICE: £4,315,000

Location

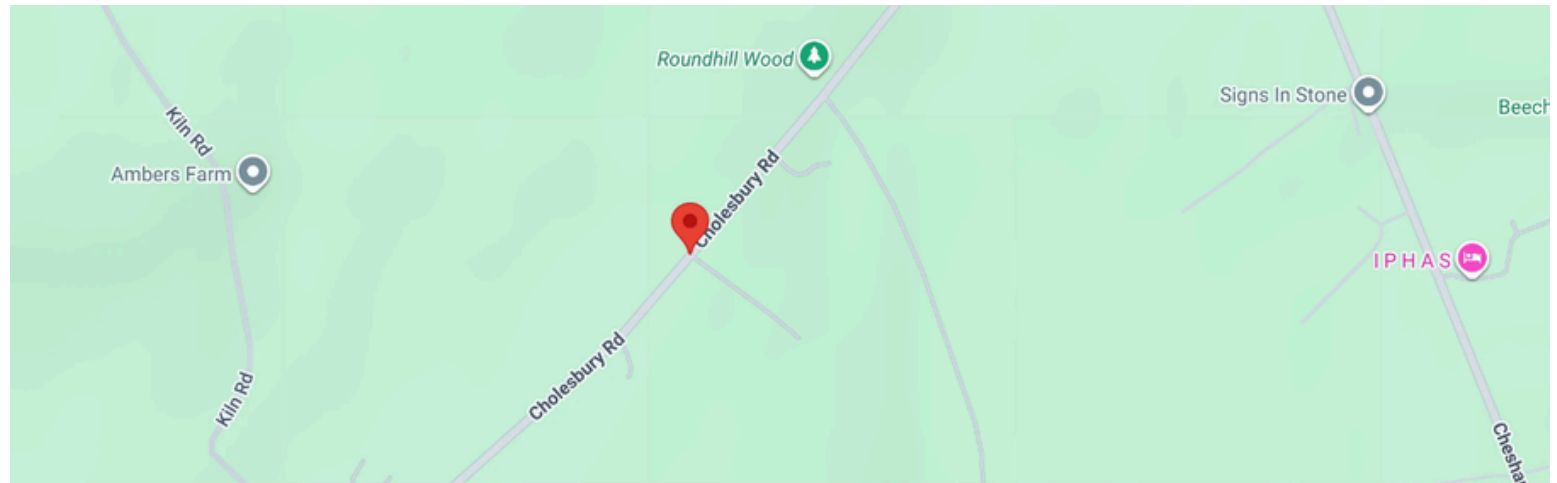
THE NEIGHBOURHOOD

Beyond its immediate charm, the location offers excellent transport links to London, making it ideal for commuters seeking a rural escape without sacrificing connectivity.

Families will also appreciate the proximity to a selection of top-tier schools, including the highly regarded Berkhamsted School and Tring Park School for the Performing Arts, ensuring access to exceptional educational opportunities.

This property is more than just a house; it is a lifestyle offering, combining architectural brilliance with an idyllic setting and modern conveniences.

Langley House,
Cholesbury Road,
Wigginton,
Tring,
Hertfordshire,
HP23 6JH





LANGLEY HOUSE, CHOLESBURY ROAD - WIGGINTON

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LANGLEY HOUSE, CHOLESBURY ROAD - WIGGINTON

At the heart of this home is the expansive open-plan kitchen, dining and sitting area with a feature gas fire, designed for modern living and entertaining. Full-width glazing floods the space with natural light and offers seamless access to the outdoors, creating an inviting atmosphere.

LANGLEY HOUSE, CHOLESBURY ROAD - WIGGINTON





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For more intimate gatherings, a separate living room provides a cosy haven, enhanced by the warmth of a contemporary wood burner. Additional versatile spaces include a dedicated playroom, a practical upper floor utility room, a well-appointed home office, a separate study, catering to every aspect of family life and remote working needs with IGB broadband speeds.



LANGLEY HOUSE, CHOLESBURY ROAD - WIGGINTON



Leisure and wellness are paramount in this residence, which features a large gym, wine room, perfect for connoisseurs, and an impressive cinema room, wired for Dolby 7.2 surround sound, promising an immersive entertainment experience.



LANGLEY HOUSE, CHOLESBURY ROAD - WIGGINTON



The property boasts five generously proportioned bedrooms and an impressive six bathrooms, ensuring ample space and privacy for residents and guests alike. The upper floor features a magnificent principal suite, a sanctuary of comfort complete with his and hers dressing rooms, a lavish en-suite bath and shower room, all providing a private retreat.



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The entire home is equipped with cutting-edge smart home technology, including ABB KNX and Control4 systems, allowing for effortless control of lighting, climate (heating and cooling) and security. Further enhancing comfort and efficiency are air source heat pumps and air conditioning, while biometric front door access ensures enhanced security and convenience. There is also 360 cctv for peace of mind and electric security gated access.



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Externally, the property is equally impressive. Multi-level cedar decking provides extensive outdoor living and entertaining spaces, complete with inviting sunken fire pits, perfect for enjoying evenings under the stars.



The plot's enviable position, backing directly onto the tranquil woodland of the Chiltern Hills AONB, offers a sense of peace and privacy that is truly unique.

Langley Farm, Cholesbury Road

Approximate Gross Internal Area

Basement = 48.20 sq m / 519 sq ft

Lower Ground Floor = 97 sq m / 1,044 sq ft

Upper Ground Floor = 66.70 sq m / 718 sq ft

Ground Floor = 143.40 sq m / 1,544 sq ft

Third Floor = 117.50 sq m / 1,264 sq ft

Total = 472.80 sq m / 5,089 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.

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