



FOX ROAD, WIGGINTON HP23 6EE



FOX ROAD, WIGGINTON, HP23 6EE

GUIDE PRICE **£539,000** FREEHOLD

A Rothschild cottage with large gardens backing onto open fields with stunning views over open countryside..

This Victorian Rothschild cottage has been extended on the ground floor to provide spacious and comfortable accommodation yet retaining the charming appeal of a cottage of this period. Features include fireplaces and wood floors and an open plan kitchen/dining room looking onto a large rear garden with open fields behind.

The lounge which is accessed via the entrance hall is charming and cosy, with an open fire and exposed floorboards, and leads through to the large kitchen/dining room at the rear. There is a spacious bathroom and a handy under stairs storage cupboard. The kitchen and dining room are open plan creating a sociable space to entertain and a door gives access to the rear garden. Upstairs are three double bedrooms with stunning views to the rear over the gardens and countryside beyond.

A driveway to the front is bordered by flower beds and provides parking for 2 cars.

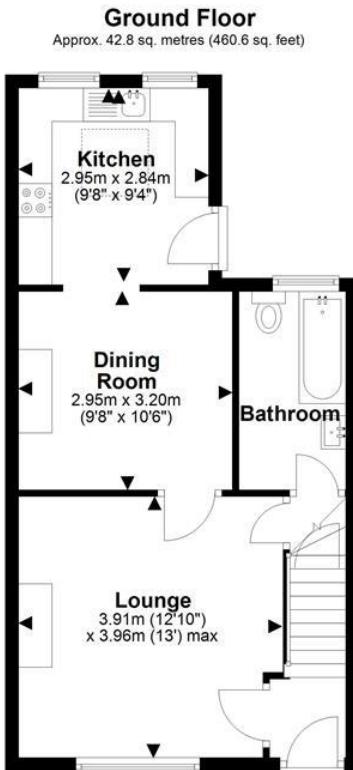
The extensive garden backs onto fields with picturesque views over a well-maintained boundary hedge. There is a large area of well-kept lawn which is bordered by flower and shrub beds. There is a large storage shed, and summer house.

Fox Road is a row of cottages which enjoy a spectacular view over countryside with access to bridleways and footpaths nearby. 'Tring Park' is a short walk away offering breathtaking walks among 300 acres of woodland and undulating fields. Tring is accessible and offers amenities which cater for one's day-to-day needs as well as a Tesco store and Marks & Spencer Simply Food . The A41 provides convenient access to the M25 and Tring train station which provides fast and frequent service to London Euston (approx. 35 minutes). The village of Wigginton itself is perched on the edge of the Chiltern Hills and is surrounded by some stunning countryside.

The popular village pub in the centre of the village offers good food and a pleasant garden. There is a community owned shop and cafe and further into the village is the renowned 'Champneys' Health Resort. There is also a beautiful Church and Primary School in the village. (Ofsted Outstanding)







TRG108520 – Version 3
EPC rating – tba Council Tax Band - D

01442 824133
tring@brownandmerry.co.uk
41 High Street, Tring, Herts, HP23 5AA
www.brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.