



FOX ROAD, WIGGINTON HP23 6EE



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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.

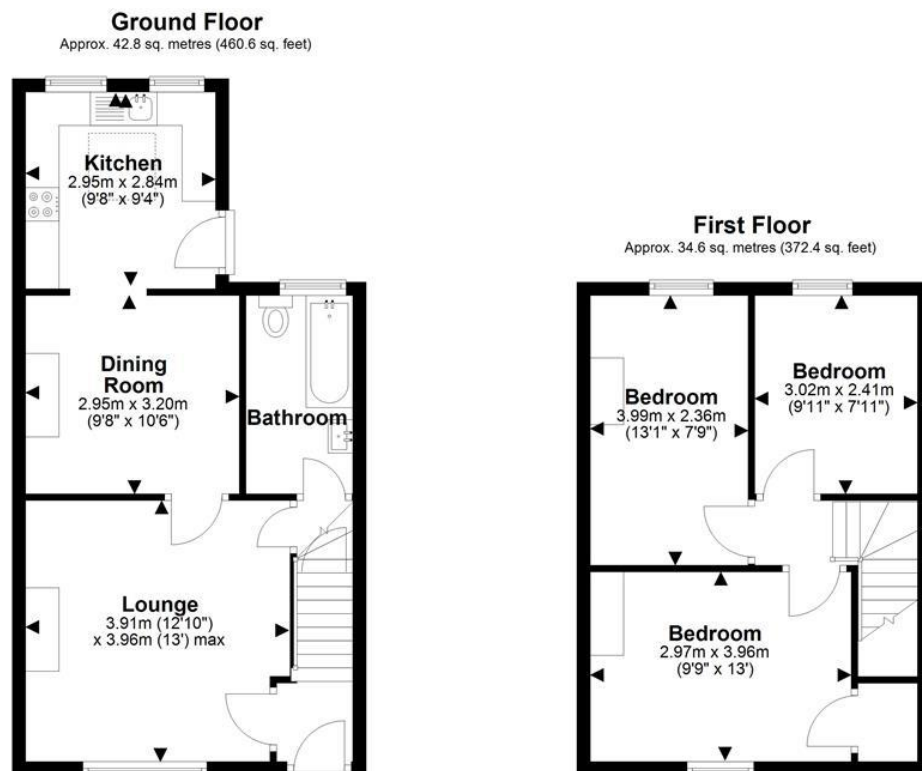
The extensive garden backs onto fields with picturesque views over a well-maintained boundary hedge. There is a large area of well-kept lawn which is bordered by flower and shrub beds. There is a large storage shed, and summer house.

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)







Total area: approx. 77.4 sq. metres (833.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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EPC rating – tba Council Tax Band - D

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