



Wigginton Bottom

Tring, Hertfordshire HP23 6HN



A timeless country classic.

Nestled in one of the area's most coveted villages, just a short distance from both Berkhamsted and Tring, this quintessential rural retreat is brimming with character and history.

With a harmonious blend of peaceful seclusion and accessibility to town life, this gorgeous property offers the best of both worlds. And, having been lovingly extended and meticulously cared for, it is a testament to timeless craftsmanship, where every corner radiates warmth, elegance and enduring appeal.

As you step inside, a tangible sense of calm and comfort envelops you. The original tiled floors, period doors and exposed beams speak to the cottage's rich history, while the striking inglenook fireplace in the sitting room becomes the heart of the home, ideal for cosy, fireside gatherings. The sitting room is generously proportioned, with windows framing views of the picturesque front garden - a serene spot to relax. Beyond the sitting room is the spacious kitchen and dining area, with an open-plan layout which invites light and air into every corner, with access to the rear garden blurring the boundaries between indoors and out.

Guide price: £595,000
Tenure: Freehold



Downstairs, the cottage offers thoughtful flexibility, with a bedroom and en suite shower room - an ideal space for a quiet study, or a restful guest room, French doors open onto the rear garden, providing easy access to nature's beauty.

Upstairs, the principal bedroom offers a delightful surprise. Spacious and filled with character, it feels both private and inviting. Built-in wardrobes add to the practicality, while the indulgent en suite bathroom, complete with a freestanding bath, promises a serene space to unwind and refresh.

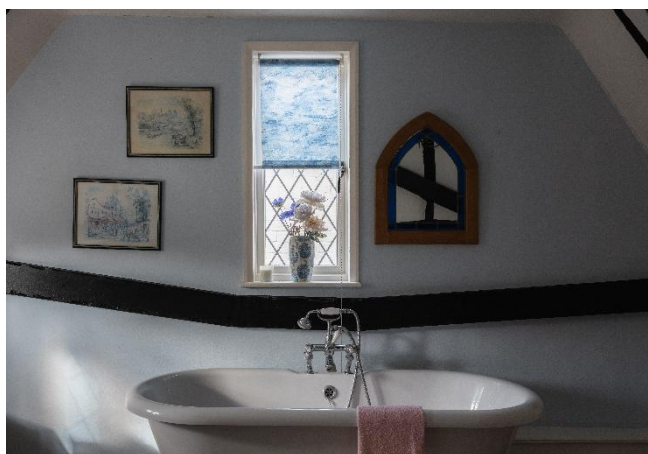
The rear garden is a peaceful sanctuary, with gently sloping steps leading to an attractive lawned area bordered by an eclectic mix of plants. The garden enjoys stunning, uninterrupted views over open fields, where resident donkeys and horses add to the charm of this rural haven. To the front, a beautifully manicured lawned garden and a secluded patio area, shaded by the majestic Pear Tree, offer the perfect spot to sit and savour the surroundings. Off-road parking completes the package, ensuring ease of access to this captivating property. This stunning property presents a rare opportunity to live in a home where period elegance and modern comforts are effortlessly intertwined..



Location

The pretty village of Wigginton is situated amidst glorious, rolling countryside, on the edge of the Chiltern Hills. Village facilities include a pre-school, St Bartholomew's C-of-E Primary School, a pub and restaurant, and shop/cafe, while the beautiful countryside that surrounds the village is ideal for walking, and includes Tring Park, together with miles of tucked-away footpaths..

The busy, nearby market towns of Berkhamsted, Tring and Chesham are highly desirable for commuters, with excellent transport links by road and rail. The mainline train stations at Berkhamsted and Tring provide a regular and direct link to London Euston in a little over 30 minutes.



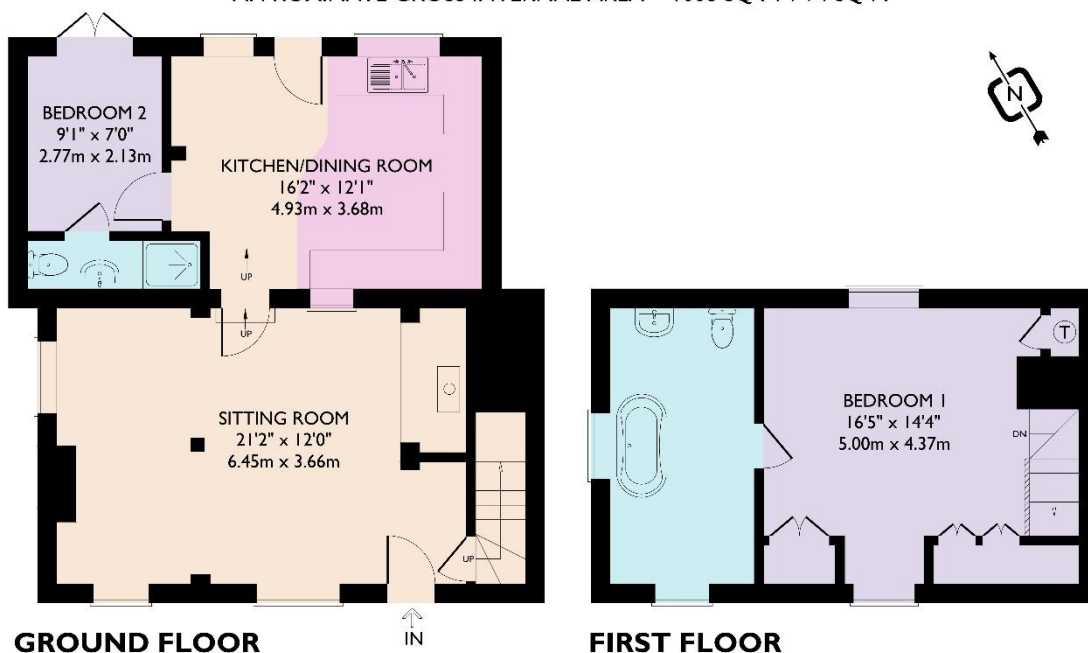
Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

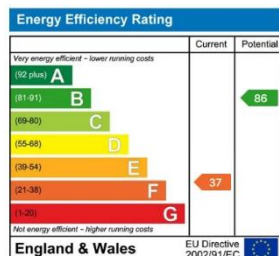


APPROXIMATE GROSS INTERNAL AREA = 1008 SQ FT / 94 SQ M



© Nash Partnership

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: E

nashpartnership.co.uk

Tring Office | 01442 820420
35 High Street, Tring, Hertfordshire HP23 5AA

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.