



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: £575,000
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.



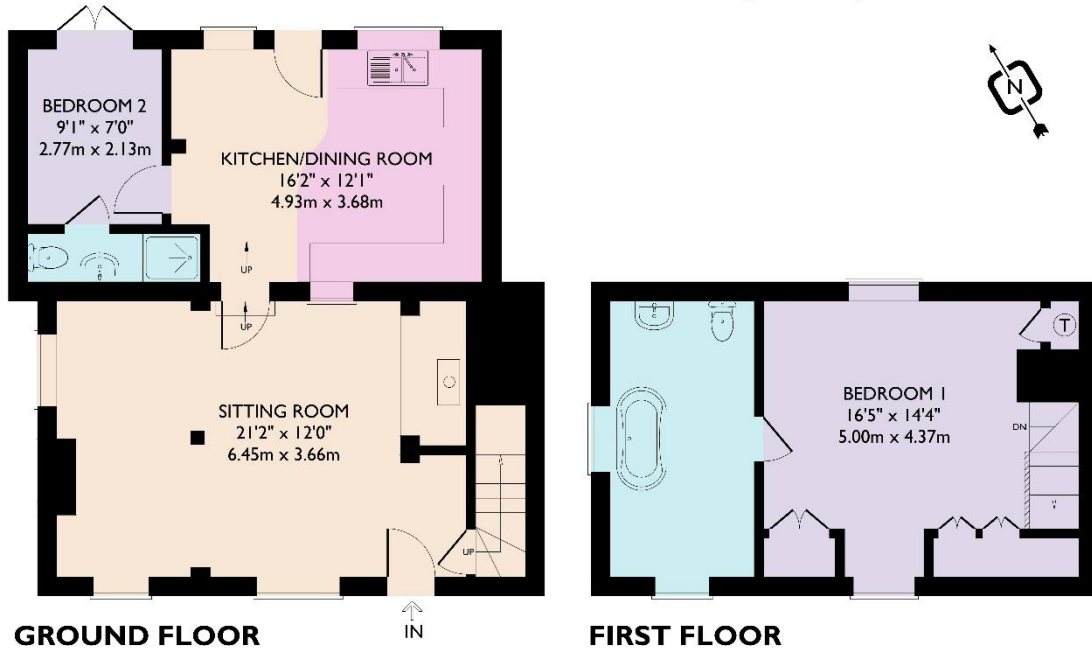
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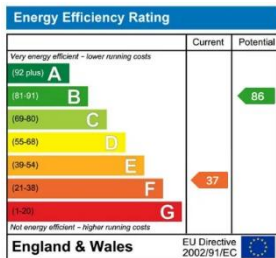


APPROXIMATE GROSS INTERNAL AREA = 1008 SQ FT / 94 SQ M



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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

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