



Southways

Wigginton Bottom, Wigginton, Tring, Hertfordshire HP23 6HW



Far from the Madding Crowd, near the heart of it all.

Once the village shop and brimming with history, this beautiful Victorian house is tucked away in a peaceful corner of Wigginton. It offers the best of both worlds: a tranquil, village lifestyle, while the vibrant towns of Berkhamsted and Tring - with their eclectic mix of shops, cafes and restaurants - are just a few minutes' drive away.

This fine property is the perfect home for those seeking a peaceful yet connected lifestyle. Throughout, period charm blends seamlessly with modern living, with light-filled living spaces that create a welcoming and comfortable atmosphere.

The spacious entrance hallway leads to a dual-aspect, open-plan sitting, family, and dining room. The sitting area overlooks the rear garden and features a stunning fireplace with a brick surround and a wood-burning stove. At the front, two large windows bathe the room in natural light. The space is thoughtfully zoned, with a dining area at one end and a family area at the other. Adjacent to the family area is a study, offering a quiet space for work or reading.

Guide price: £875,000
Tenure: Freehold



At the rear, the shaker-style kitchen is fitted with a range of units and appliances, including a range cooker with a gas hob. There's ample space for a breakfast table, and a stable door leads out onto the garden. Beyond the kitchen, a utility room and cloakroom add to the home's practicality.

The bedrooms are arranged over the two upper floors. On the first floor, three of the bedrooms are served by a traditional 'Jack and Jill' bathroom. An additional WC is also located on this level.

On the second floor, a spacious, dual-aspect double bedroom with fitted wardrobes and an en-suite shower room offers a luxurious retreat.

Outside, the rear garden is a delightful space. Mainly laid to lawn, it has mature planting along the borders, and an attractive patio area adjacent to the kitchen provides the perfect spot for al fresco dining. A garden shed offers useful storage.

To the front, a driveway leads to a single garage..



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, while the Metropolitan line at Chesham also offers convenient access to London's underground network..



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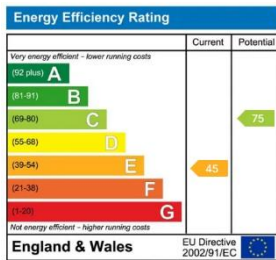
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APPROXIMATE GROSS INTERNAL AREA = 1788 SQ FT / 166 SQ M
 GARAGE = 146 SQ FT / 14 SQ M
 TOTAL = 1934 SQ FT / 180 SQ M



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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 relied upon them.



Council Tax Band: F

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