



8 The Bit
Wigginton | Tring | Hertfordshire

FINE & COUNTRY



The Property

An attractive four bedroom Rothschild cottage nestled in a quiet location within this popular Hertfordshire village.

Ground Floor

- Entrance hall
- Sitting room with open fire
- Family room
- Dining room
- Home office
- Kitchen/ breakfast room
- Cloakroom
- Utility area

First Floor

- Principal bedroom with en-suite
- Two double bedrooms
- Single bedroom
- Family bathroom

Outside

- Driveway providing ample parking
- Private rear garden with useful store



A beautifully maintained cottage dating back to 1911, which has been enjoyed by the current owners for over 27 years. On the ground floor there are four reception rooms; the dual aspect family room is light and spacious whilst the sitting room with its feature fireplace offers a more cosy feel. The study is ideally tucked away in a quiet corner of the home. The kitchen/ breakfast room is immaculately presented with the adjacent dining room providing more extensive dining space ideal for entertaining family and friends. Completing the ground floor accommodation there is a utility area and a cloakroom. On the first floor, the principal bedroom has fitted wardrobes and an en-suite shower room. There are two further double bedrooms, a single bedroom and family bathroom. Outside, the rear garden is mainly to lawn with mature shrubs and hedging to the borders providing an excellent degree of privacy. There is a brick built store with power and light and gated side access from the rear to the front of the property. The driveway provides parking and a further garden area could be turned into additional parking if required. Wigginton is a desirable village with a pub, village hall which hosts numerous community events, a village shop and primary school.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



There is a fast and frequent rail service via Tring station to London Euston.



Extensive shopping facilities abound including an M&S Food Hall, an eclectic range of independent shops and boutiques.



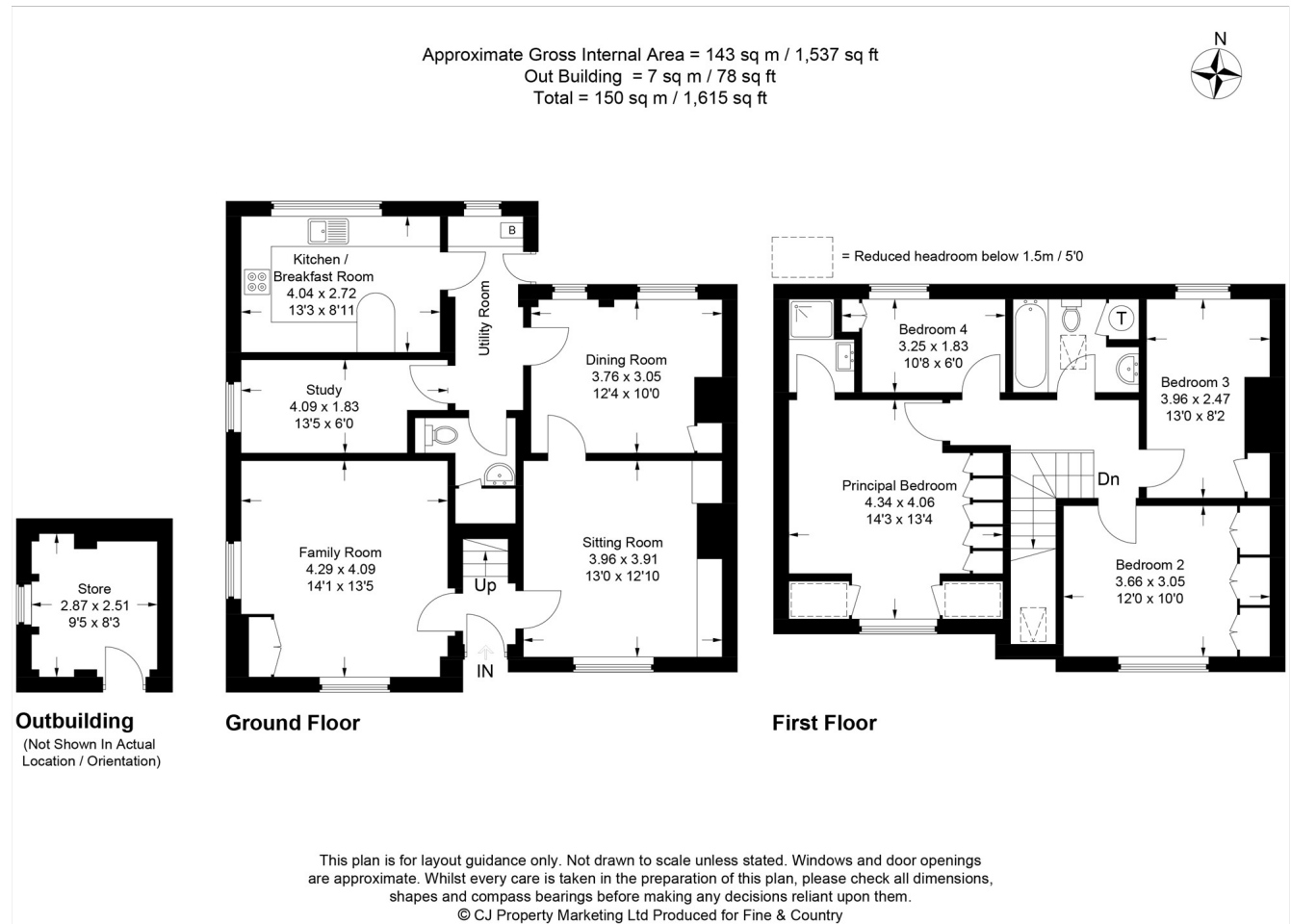
Superb road links with access to the A41 and onwards to the M25 and M1.



A wide range of sporting and recreational pursuits including the Ashridge Estate ideal for walking and riding, Chilterns Cycleway, the Court Theatre and Tring National History Museum.



A selection of bistros, restaurants, pubs and coffee shops.



EPC Rating: D

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.