

Chesham Road

Wigginton, HP23 6JE



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Guide Price £1,350,000

- Delightful rural setting with views across fields
 - Approx 0.33 acre plot
 - Four bedrooms
 - Separate annexe
 - Close to desirable market towns



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A fantastic and characterful four bedroom home with a separate annexe and detached double garage. The current owners bought the property in a part finished state and subsequently have extended and refurbished the house. The sitting room is of particular note measuring 5.94m by 4.62m and is flooded with natural light with a feature fireplace with log burning stove. The kitchen/ breakfast room is well appointed and also enjoys an abundance of natural light. The study is perfectly tucked away in a quiet corner of the house with views to the front aspect. Completing the ground floor accommodation there is a utility room and cloakroom. On the first floor, the principal bedroom is en-suite and enjoys wonderful elevated views across open countryside. There are three further bedrooms and a family bathroom. Outside, there is an open plan annexe above the double garage accessed via an external spiral staircase. The rear garden is generous in its proportions, approx 0.3 acres in total. To view the property's exact location, visit [WhatThreeWords](https://www.whatthreewords.com) and use `refills.widget.carpets`.

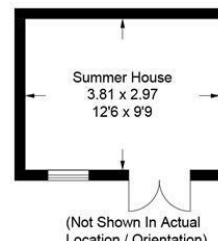
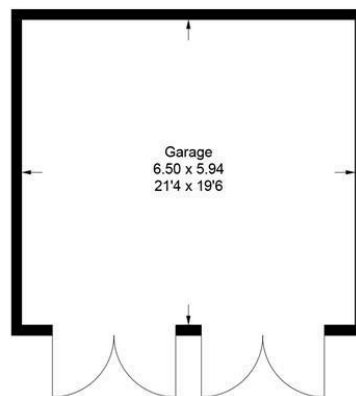
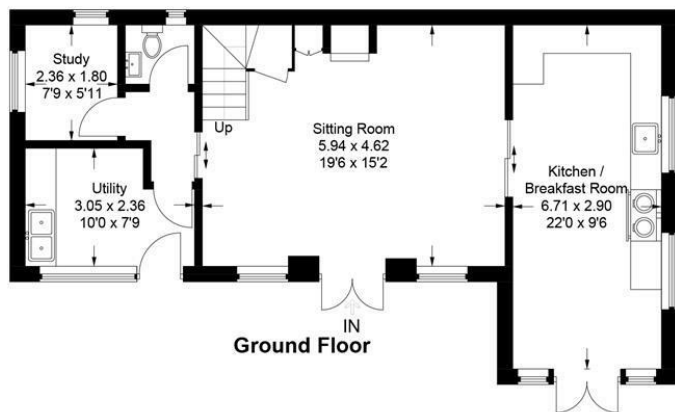
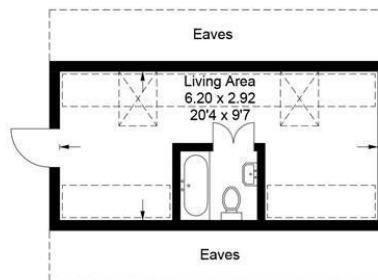


Approximate Gross Internal Area
 Ground Floor = 64.6 sq m / 695 sq ft
 First Floor = 58.3 sq m / 627 sq ft
 Garage = 38.7 sq m / 416 sq ft
 Annexe = 17.9 sq m / 193 sq ft
 Summer House = 11.2 sq m / 120 sq ft
 Total = 190.7 sq m / 2,051 sq ft



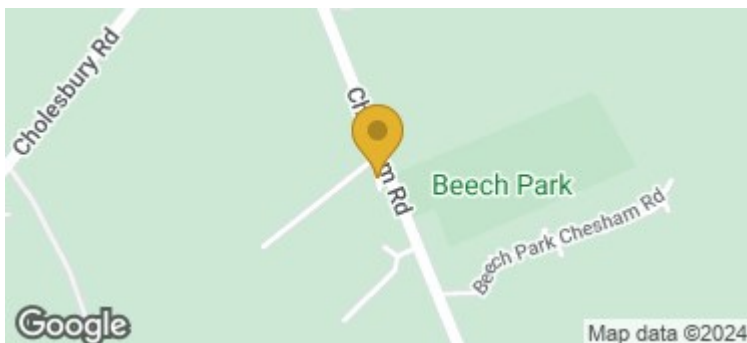
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= Reduced headroom below 1.5m / 5'0"



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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