



Kiln Barn
Chesham Road | Wigginton | Hertfordshire



The Property

A contemporary five bedroom barn style home situated at the end of a long driveway with wonderful views of open countryside.

Ground Floor

- Open plan kitchen/dining room
- Sitting room
- Utility room
- Cloakroom
- Principal bedroom with dressing room & en-suite
- Double bedroom with en-suite
- Three further double bedrooms
- Bathroom

Outside

- Parking for three vehicles to rear of property
- Gated access onto driveway providing further parking
- Garden with fantastic countryside views



Completed in 2023, Kiln Barn is a superb five bedroom home offering over 2,300 sq.ft. of accommodation of single floor living. Situated at the end of a single track, the property has the most wonderful views across open countryside and being westerly facing, enjoys beautiful sunsets. The accommodation is flooded with natural light and the open plan kitchen/ dining room is an excellent entertaining space to gather with friends and family. The triple aspect sitting room is situated to the front aspect with sliding doors onto the driveway/ courtyard area. The principal bedroom has a vaulted ceiling enhancing the feeling of light and space with a dressing room and stylish en-suite with bath and separate shower. There is a double bedroom with an en-suite and three further double bedrooms and family bathroom. Completing the accommodation, there is a separate utility room and a cloakroom. Outside, the garden is lawned and wraps around the property with post and rail fencing marking the boundaries yet allowing for a seamless feeling of space to the fields beyond. Kiln Barn is accessed via solid wood gates which lead onto the expansive driveway which can also be utilised as a courtyard area for entertaining. Additional parking for approx five vehicles is available to the rear of the property. There are excellent country walks which can be accessed straight from your doorstep with the convenient amenities of Wigginton including a pub and shop/cafe easily accessible nearby.





The Area



There is an excellent choice of highly reputable private and state maintained schools within the area.



Mainline train stations at Berkhamsted (approx 4.3 miles) and Tring (approx 3.4 miles).



Extensive choice of shops both independent and national chains in both Berkhamsted and Tring with a pub and shop/cafe in the village.



Superb road links with excellent access to A41, M25 and M1.

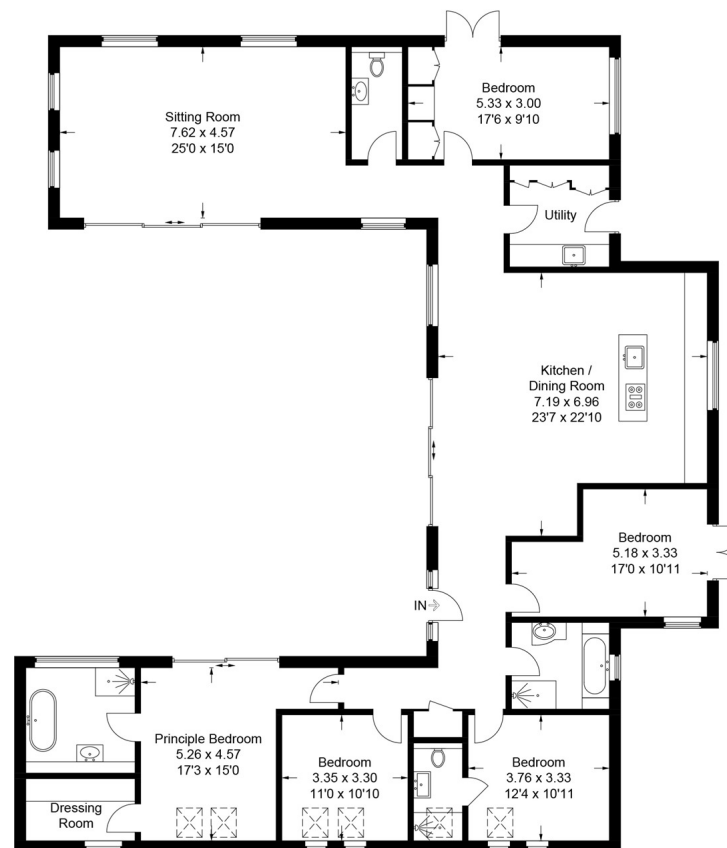


A wide range of sporting and recreational facilities including tennis, golf, rugby and football clubs.



Superb country pubs in Wigginton, Buckland Common and a wide choice of bistros and restaurants in the nearby towns.

Approximate Gross Internal Area = 218.3 sq m / 2,350 sq ft



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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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.