



The Orchard  
Hemp Lane | Wigginton | Tring | Hertfordshire | HP23 6HF



# OVERVIEW

## The Orchard

An elegant and sophisticated Grade II listed home with origins dating to the late 1500's, presented in excellent order with a well-proportioned one bedroom annexe, stables, car port and outbuildings totalling approx. 4,600 sq ft and set in approaching 2 acres of grounds.

The Orchard has been lovingly updated, improved and extended by the current owners who have enjoyed living here for 45 years! This home is an example of what we refer to as 'best in breed', given the superb condition of such a historic property combined with the overall offering of accommodation and grounds which are both extensive and flexible.

On entering the property, you are immediately struck by the charm The Orchard exudes. The sitting room has an attractive bay window and a beautiful fireplace. Being dual aspect, this delightful space is flooded with natural light. A secondary door from the sitting room leads through to an inner lobby providing access to the study which is perfectly tucked away in a quiet corner of the home. The lobby also leads up to a garden room, with large dual aspect windows, fireplace and semi-vaulted ceiling. This room is utilised frequently by the current owners where they can take in the southerly views of the picturesque garden. The kitchen was newly installed in 2024 and has been cleverly designed to maximise storage whilst maintaining elegance with a modern style. It complements the home superbly. The dining room is semi-open plan to the kitchen providing a fantastic space in which to entertain. This room has an open fireplace and views to the front and side aspects. Completing the ground floor accommodation, there is a newly fitted utility room just off the kitchen, a cloakroom and store cupboards in the inner lobby area.

On the first floor, the principal bedroom has a dressing area and en-suite; it also enjoys views of the grounds to the easterly aspect of the garden and up to Ashridge Forest in the hills beyond. There are three further double bedrooms, one en-suite, a large landing and storage cupboard and family bathroom.

Separate from the main house, the annexe known as 'The Barn', has an open plan kitchen, dining and sitting room on the ground floor. On the first floor, there is a landing, large double bedroom and a shower room. This superb space, additional to the main house, offers an array of uses from hosting long term guests/ family, parties, or as a home office or gym. There is a further substantial single storey building which comprises two stables, two car ports, two storerooms and a temperature controlled wine store. There is an attractive summer house situated to the southern aspect of the main house, a delightful and enchanting place to sit, take in the surroundings and enjoy a sun downer!







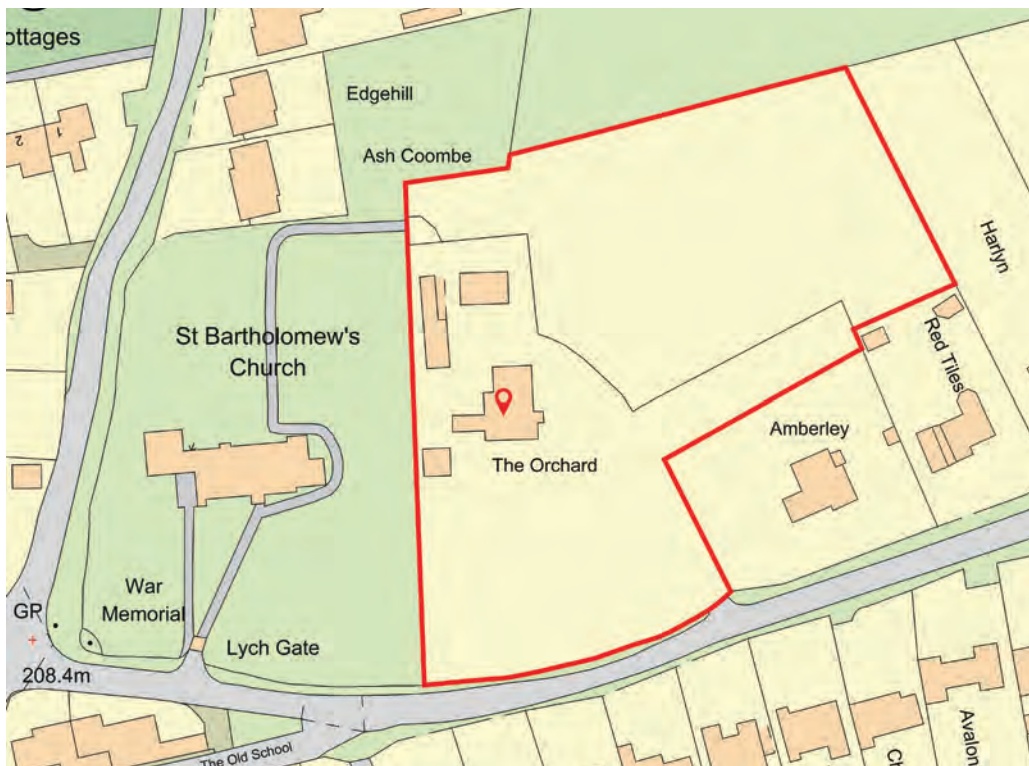












# KEY FEATURES

## The Orchard

The garden and grounds are delight. They are cleverly designed to provide different areas of interest throughout the plot. Fine mature specimens of native and ornamental trees have been established over the years. The traditional English cottage garden has an array of bulbs, plants, shrubs and flowers that flower and peak at different time throughout the year with Roses a particular summer feature. Areas of re-wilding, home to many Orchids, Bluebells and Fritillaries in spring, have been developed together with a large area of lawn which was previously used as a paddock.

The Orchard enjoys an extremely private setting with mature hedging on its boundary and a long sweeping driveway leading up to the house.

Note of interest: There is also planning permission and listed building approval set in perpetuity to replace the garden room with a larger structure which was initially intended to become the kitchen, dining and family room. Planning reference 22/02493/FHA and 22/02499/LBC.

### Services

- Mains Drainage
- Mains Gas
- Mains Electricity
- Fibre Broadband to the property (FTTP)

### The Local Area

Wigginton is one of the most desirable villages nestled in the Chilterns, situated between the popular market towns of Berkhamsted (approx. 3.2 miles) and Tring (approx. 1.8 miles). There is a pub and community village shop/ café, which is run by the villagers, and a primary school. Tring Wood is accessed from the edge of the village and the National Trust's Ashridge Estate is a short drive away.

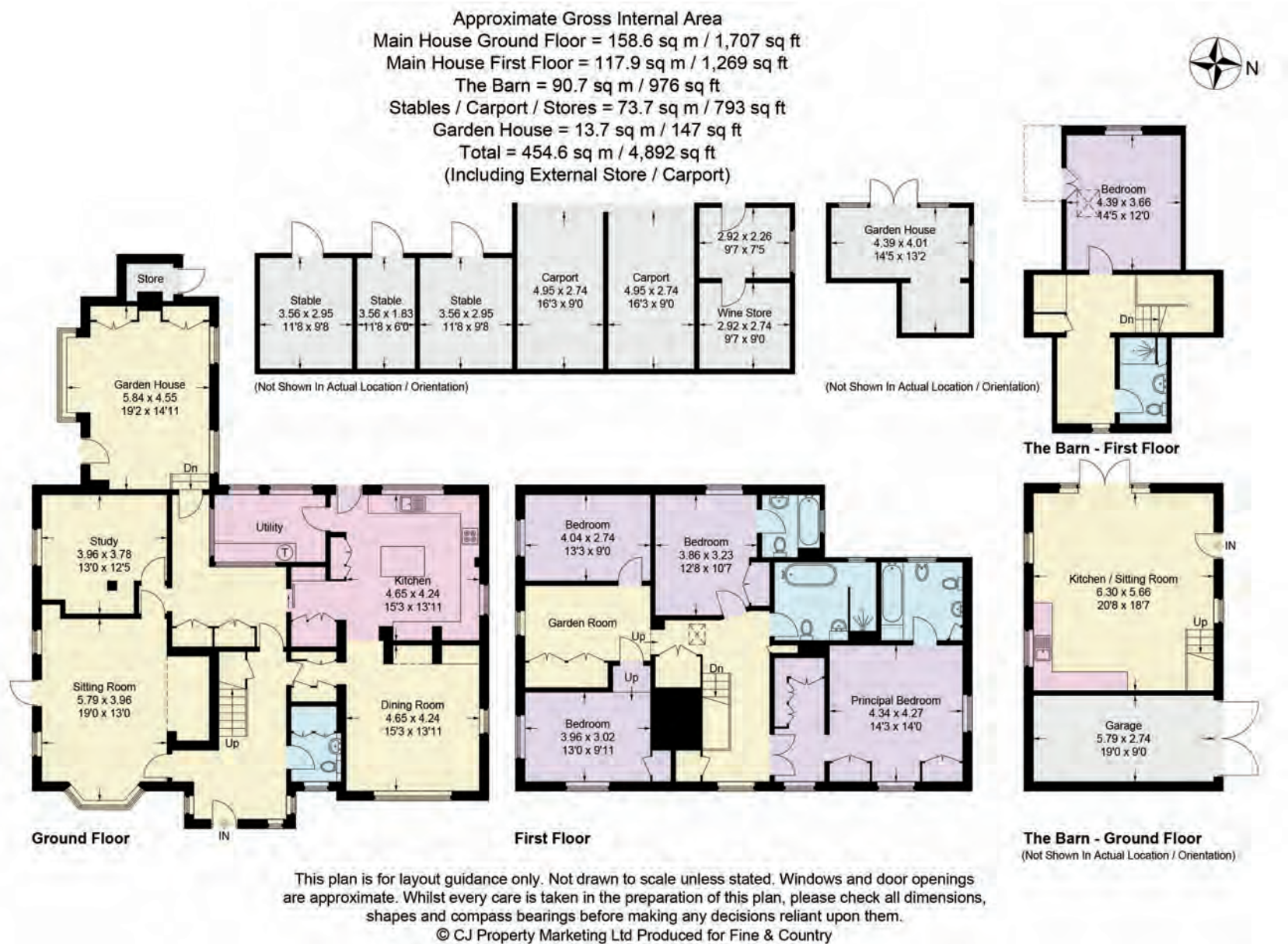
Wigginton feeds into the Tring School, whilst there is also the Tring Park School for performing arts. There are numerous private schools in the area including the highly regarded Berkhamsted School.

Transport links are excellent with direct access onto the A41 which in turn leads onto the M25 and M1 respectively. There are mainline train stations in both Berkhamsted and Tring which provide direct access into London Euston approx. 32-36 mins depending on which station you prefer. Wendover, Chesham and Amersham give access into London Marylebone if preferred.

Both Berkhamsted and Tring are vibrant market towns with an excellent choice of restaurants, bistros, pubs, shops and the popular art deco Rex cinema. Tring has a Tesco and M&S Food Hall whilst Berkhamsted has a large Waitrose, M&S Food Hall and Tesco. There is a wide choice of sporting clubs and facilities in the area covering rugby, football, golf, cricket, tennis, gyms and many more.



Council Tax Band: H



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