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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Wiggington
OFFERS IN EXCESS OF £800,000

Wigginton

OFFERS IN EXCESS OF

£800,000

Located in the centre of this sought after hilltop village placing it within easy access to both Tring & Berkhamsted and having been the subject of a considerable and sympathetic program of extension and renovation to offer flexible accommodation including 4 bedroom, open plan kitchen and stunning views from it's set back position.



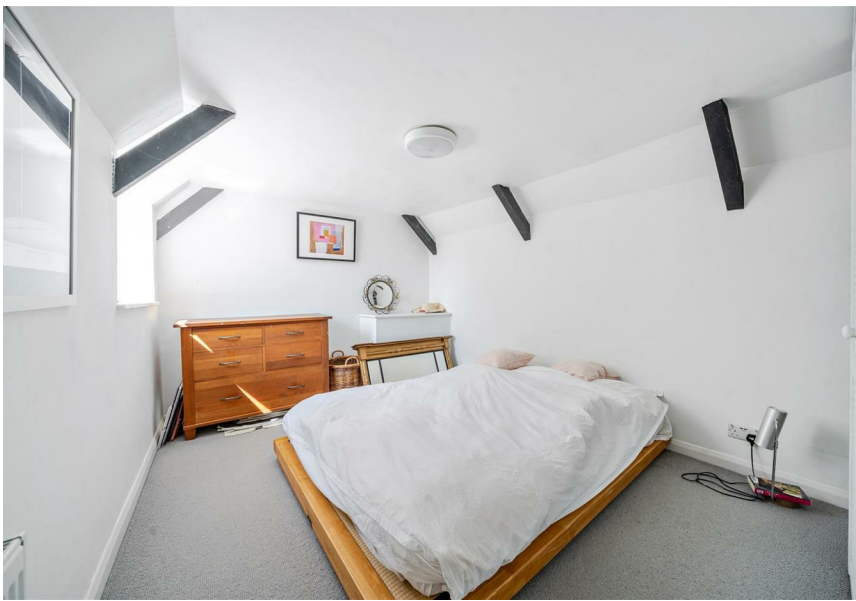
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Located in a set back position with stunning views over countryside and woodland.



The Ground Floor

The front door opens to a porch which in turn opens to a wonderful 'L' shaped kitchen/dining room with bi-folding doors opening directly to the stunning gardens. Refitted to an excellent standard the kitchen area has a range of high gloss base and eye level units with solid quartz worktops over and a number of drawer units under. A door from here opens to the main reception room which is dual aspect with a large window framing the stunning countryside views and a second set of bi-folding doors opening to the garden. A wonderful addition to the kitchen is the walk in pantry. From here an inner hall has a door opening to a dedicated utility room, a ground floor shower room and a flexible fourth bedroom which can be used as a home office as well.

The First Floor

Rising to the first floor landing there are doors opening to the remaining three bedrooms whereby two of the bedrooms overlook the rear garden while the third bedroom has elevated views over the countryside to the rear. The family bathroom is also located just off the landing.

Outside

Outside, the rear garden is most generous and very private. Siding onto open fields, the impressive views and quaint setting are simply breath-taking. Very well maintained, there is a lawned area and two flagstone patios, ideal for socialising and summer barbecues, and there are two large sheds great for additional storage. To the front, there is an area laid to hardstanding providing off road parking for one car and leads to a gate opening to the front garden area leading to the front door.

The 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, while the beautiful countryside that surrounds the village is ideal for walking, and includes Tring Park, together with miles of tucked-away footpaths.

Amenities On Your Doorstep

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. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway provides an excellent connection to Hemel Hempstead, Watford and Aylesbury.

Recreation

There is a good range of leisure and recreational facilities in the area, including the National Trust's 5,000 acre Ashridge Estate and the Grand Union Canal, and golf courses include Ashridge, Berkhamsted, and The Grove. Tring features a branch of the Natural History Museum and the Pendley Court Theatre, and various sporting activities can be found throughout the local area. Alternatively, for those seeking five-star pampering, the world renowned Champneys Health Resort can be found practically on the doorstep.

Education In The Area

Local educational facilities are excellent, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
 3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

