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HERE TO GET *you* THERE

Oddy Cottage Fox Road, Wigginton, Tring, HP23 6EE

# Oddy Cottage Fox Road, Wigginton, Tring, HP23 6EE

Guide Price £700,000

- FOUR BEDROOM COTTAGE
- THREE RECEPTION ROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- BEAUTIFUL MATURE SPACIOUS GARDEN
- CHARACTER FEATURES THROUGHOUT
- HIGHLY SOUGHT AFTER AREA
- FEATURE FIREPLACE'S
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to present this charming four bedroom cottage situated in the highly sought after village of Wigginton, an area of outstanding natural beauty and adjacent to the beautiful Woodland Trust Tring Park.

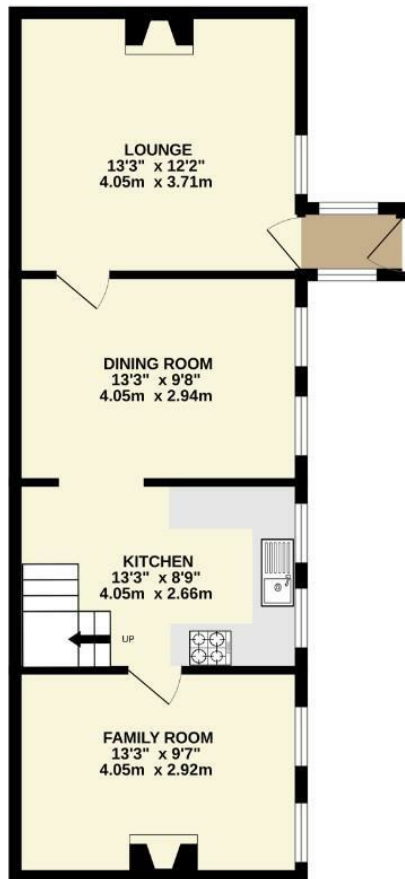
Benefiting from a fitted kitchen and three spacious reception rooms, two of which have open fireplaces. Upstairs there are four bedrooms and the family bathroom. Three of the bedrooms are double.

Externally this property also benefits from driveway parking and a beautiful mature garden.

This lovely cottage has plenty of character and is within close proximity to local schooling and amenities of both Tring and Berkhamsted. The situation means that this semi-rural home can also be enjoyed by commuters, with the mainline railway station close by.

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GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.

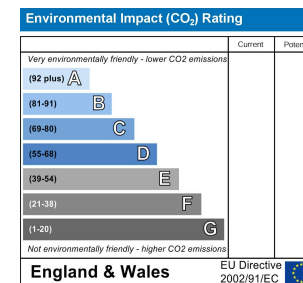
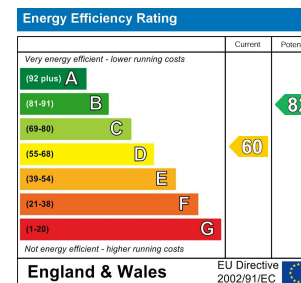


1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used at your own risk by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Porch

Entry via part glazed door into the porch. Fitted coir matt, door opening to the lounge.

### Lounge

Dual aspect windows, fitted carpet and radiator, open fireplace, door into the dining room.

### Dining Room

Glazed windows to the front aspect, fitted carpet and radiator.

### Kitchen

Glazed windows to front aspect. A range of floor and wall mounted units consisting of drawers and cupboards with a worktop over. Electric cooker with an extractor over. Plumbing for a washing machine and dishwasher. Single bowl stainless steel sink and drainer. Stairs leading to the first floor landing.

### Family Room

Glazed windows to front aspect, fitted carpet and radiator, feature fireplace.

### Landing

Glazed window to rear aspect, doors opening to;

### Main Bedroom

Double glazed windows to front aspect, fitted carpet and radiator, wardrobe.

### Bedroom Two

Dual aspect glazed windows, fitted carpet and radiator, wash hand basin.

### Bedroom Three

Glazed window to front aspect, fitted carpet and radiator, storage cupboard with wall mounted gas boiler.

### Bedroom Four

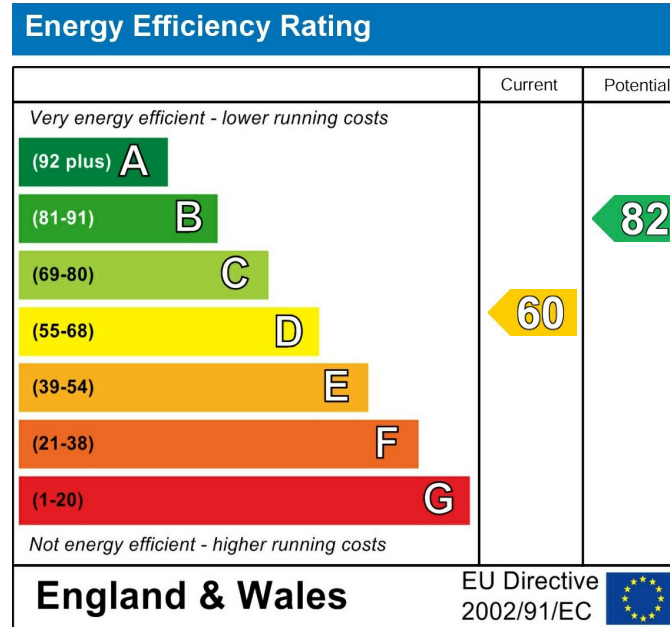
Glazed window to front aspect, fitted carpet and radiator.

### Bathroom

Glazed window to front aspect, three piece bathroom suite comprising; bathtub, W/C and wash hand basin. Wood effect flooring and radiator.

### Garden

A spacious garden with an array of mature shrubs, trees and plants. Mainly laid to lawn with a path leading to the property. Summerhouse.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







