





**Guide Price**  
**£1,100,000**

Situated in one of the areas most sought after locations within the Chiltern Hills offering easy access to all local amenities and main line train station to London Euston this beautifully presented cottage stands on a plot which extends to approximately one and a half acres which is made up of formal gardens, paddock land with stabling and driveway parking for numerous cars. The property has been tastefully extended and now provides a wonderful vaulted open plan farmhouse style kitchen/dining room, separate sitting room, main bedroom with en suite shower room and family bathroom and the added benefit of a detached studio providing a sitting room/bedroom, kitchen and wet room.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Double glazed window to rear aspect. Doors to kitchen/diner and cloakroom, underfloor heating.

## **CLOAKROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin with mixer tap, underfloor heating.

## **KITCHEN/DINING ROOM**

A wonderful vaulted open plan room which is fitted in a farmhouse style with a range of both wall-mounted and floor standing units with wooden work surface over, space for range cooker with extractor fan over, double bowl sink unit with mixer tap and drainer, concealed wall-mounted gas fired boiler, built in storage cupboard, underfloor heating, radiator, stone and hardwood flooring. Double glazed double doors and windows to rear and two double glazed windows to side aspect.

## **LOUNGE**

A lovely double aspect room with double glazed windows to both the front and side aspects. Radiator, feature brick built fireplace with stone hearth and fitted wood burner, wooden flooring.

## **STUDY**

Double glazed window to front aspect. Stairs rising to first floor with storage cupboard below, further built in cupboard, radiator, stone flooring.

## **LANDING**

Access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to side aspect. Radiator.

## **EN-SUITE**

Double glazed frosted window to side aspect. Low level WC, wash hand basin with mixer tap, tiled shower cubicle, tiled walls and tiled floor, heated towel rail, extractor fan.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, vanity unit with inset wash hand basin and storage below, heated towel rail, panelled bath with shower, tiled walls and tiled floor, airing cupboard, extractor fan.

## **OUTSIDE**

## **ANNEXE**

## **KITCHENETTE**

Floor mounted units with granite work surface over, butler sink with mixer tap and drainer, space for washing machine, wall-mounted gas fired boiler, door to wet room, access to loft space, heated towel rail, stone flooring.

## **SITTING ROOM/BEDROOM**

A double aspect room with double glazed double doors and windows to front and double glazed windows to side aspect. Two radiators, stone flooring.

## **WET ROOM**

Double glazed frosted window to rear aspect. Low level WC, tiled walls and tiled floor, wall-mounted shower.

## **PARKING**

Accessed via double gates the block paved driveway provides parking for several cars.

## **FRONT/SIDE GARDEN**

Mainly laid to lawn with patio areas, vegetable garden and orchard, garden shed, flower and shrub beds, outside cold water tap.

## **REAR GARDEN**

Mainly laid to lawn with paved patio area and flower and shrub beds, outside lighting, door to annexe and gated access to the paddock and stabling.

## **PADDOCK & STABLES**

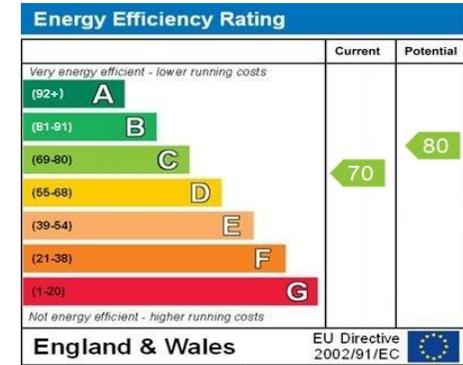
Extending to approximately 1.3 acres the paddock is fully enclosed with a stable block comprising of three stables with power and lighting.



## Wiggington Bottom



**Approximate Total Area**  
 1378 sq ft / 128.0 sq m  
 Studio / Stables = 601 sq ft / 55.8 sq m  
 Total = 1979 sq ft / 183.8 sq m



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. (ID1281638)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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