



FOX CLOSE
WIGGINTON, HP23 6ED



FOX CLOSE, WIGGINTON
Offers in the region of £830,000 FREEHOLD

This superb family home stands on an enviable plot measuring some 230ft or so in length, and offers excellent scope (subject to planning etc) for those looking to create their forever home.

Fox Close is a highly sought after private road comprising of just fourteen detached homes with a green and leafy outlook. Many of the properties have been extended to become substantial family homes providing plenty of inspiration for those looking to put their stamp on something. The house has been very well maintained and benefits from double glazing and gas central heating. There is a double length garage, driveway and a pretty front garden with a side gate giving way to the rear. The rear garden is approaching 150ft and is extremely secluded and peaceful. Being south facing it's perfect for the summer sunshine too.

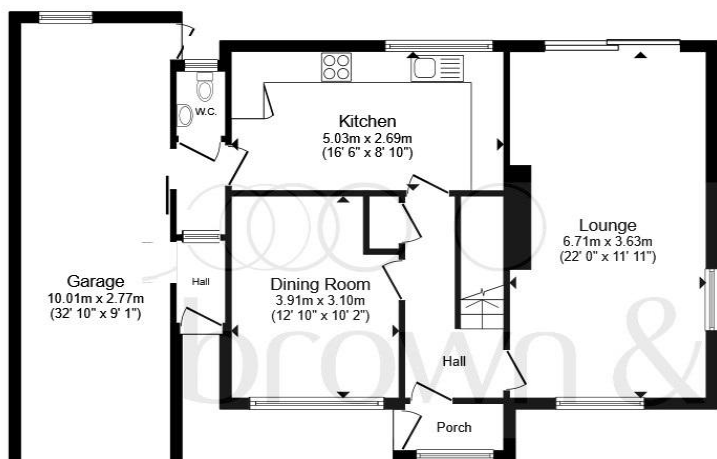
The accommodation is arranged over two floors, with large, double-glazed windows creating a light and airy theme throughout. The hallway, with parquet flooring, gives access to two reception rooms and the kitchen: a spacious triple aspect lounge with feature brick chimney and fireplace, and a separate dining room or playroom. The kitchen is located at the rear of the property, with room for a breakfast table, plenty of work surface space and a larger cupboard. A rear lobby with a w/c, gives way to the garage which in turn leads to the rear garden. Upstairs are three double bedrooms and a family bathroom. The principal bedroom has en-suite shower.

Location

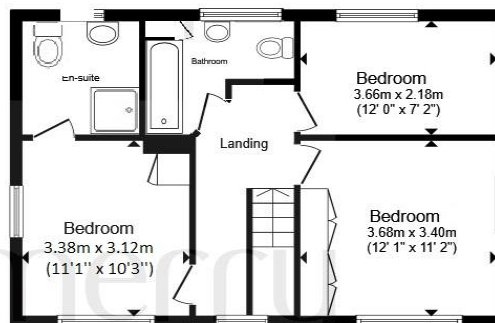
Fox Close is a small private close in the sought after village of Wigginton, surrounded by countryside in a designated Area of Outstanding Natural Beauty, with access to bridleways and footpaths nearby; Tring Park is just a short walk away offering splendid walks among 300 acres of woodland and undulating fields. Tring is easily accessible and offers amenities which cater for ones day to day needs. The A41 provides convenient access to the M25 (Jtn20), and Tring train station provides a fast a fast and frequent service to London Euston (approx. 40 minutes). The hilltop village of Wigginton itself is perched on the edge of the Chiltern Hills and is surrounded by glorious countryside. A thriving traditional village pub in the centre of the village offers good food and a pleasant garden and further into the village is the renowned Champneys Health Resort. There is also a beautiful church and exceptional Primary School in the village. There is a recently built village shop with café which has quickly become a hub for locals to meet and a park with children's play area.







Ground Floor



First Floor

Total floor area 143.8 m² (1,548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before



TRG108623– version 6

telephone 01442 824133

email tring@brownandmerry.co.uk

EPC rating : C

Council Tax Band : F