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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Wigginton

GUIDE PRICE £775,000

# Wigginton

GUIDE PRICE

£775,000

Located in an extremely set back position with a long driveway and a detached double garage to the front. A stunning and exceptionally flexible family home comprising 4 bedrooms, 3 bathrooms, 4 reception rooms and a refitted kitchen/breakfast room. Early enquiries are highly recommended.



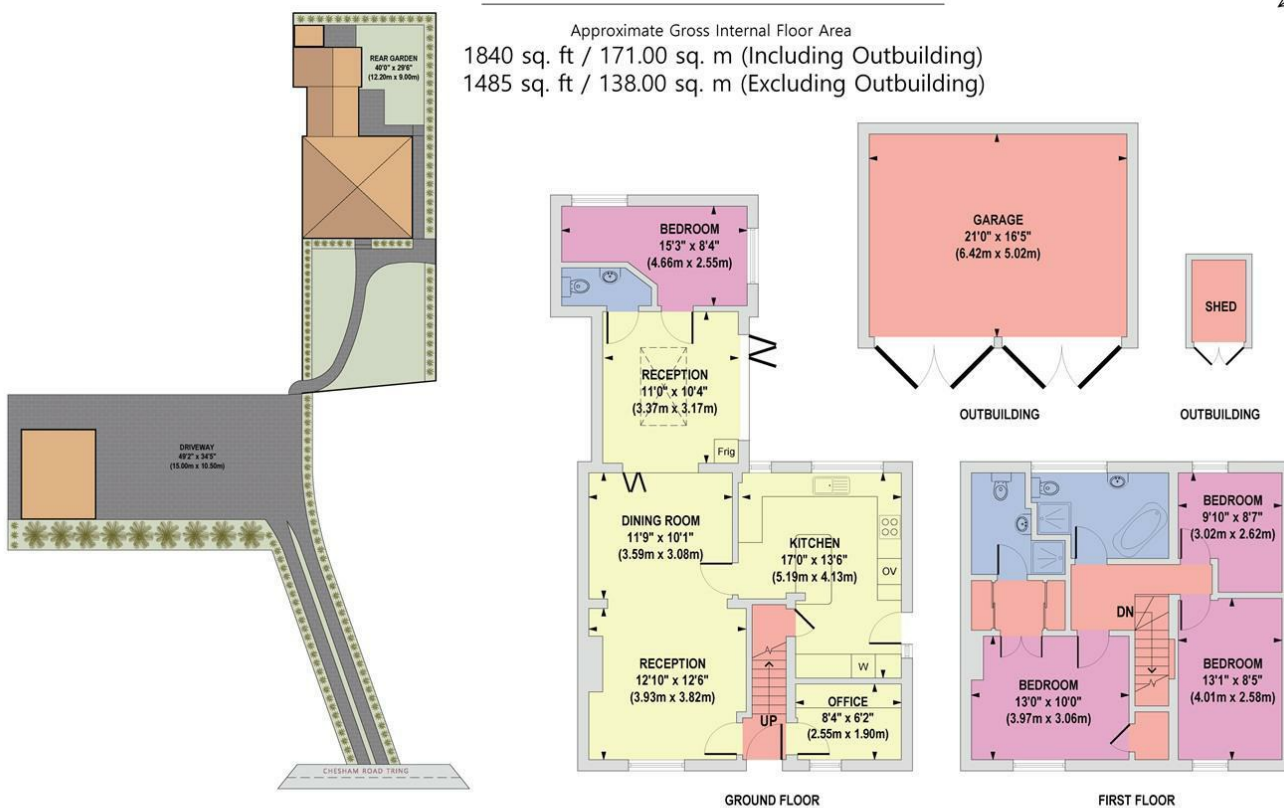
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## CHESHAM ROAD

TRING



Approximate Gross Internal Floor Area  
 1840 sq. ft / 171.00 sq. m (Including Outbuilding)  
 1485 sq. ft / 138.00 sq. m (Excluding Outbuilding)



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC	84	59	EU Directive 2002/91/EC
England & Wales			England & Wales





A wonderful Rothschild home which has been extended, refurbished and well loved by the current sellers also boasting a Southerly garden and detached double garage.



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#### Ground Floor

The property comes to the market having been the subject of considerable refurbishment over recent years and now boast a 22FT living/dining room, kitchen/ breakfast room and study to the ground floor. Additionally the ground floor has a family room with bi-fold doors opening to the rear garden with doors opening to a fourth bedroom and WC which could also be used as a self-contained guest suite/annexe.

#### First Floor

The first floor comprises three further well proportioned double bedrooms and a refitted family bathroom which has a freestanding bath and separate shower cubicle. The master bedroom benefits from a dressing room and a en-suite shower room.

#### Outside

Externally the property is approached via a 70ft driveway which opens to a good size gravel parking area and leads to the large detached double garage with added hard standing benefitting from both water and electricity supplies and offering potential for conversion (STNP). The front of the property benefits from a private easterly facing garden which is fully enclosed and has a gated side access to the cottage garden to the rear which is south west facing. There is a garden shed neatly tucked in behind the ground floor fourth bedroom.

#### The Location

Wigginton is a picturesque village nestling in the Chilterns in a designated Area of Outstanding Natural Beauty. The village benefits from a well regarded local Pub (The Greyhound) which is the heart of the community along with two churches. The very highly regarded St Bartholomews Primary school ( second highest rated school in the country in recent Key Stage 2 SATs); a dedicated village Preschool which has an Outstanding OFSTED rating & is also the home of the renowned Champneys Spa Resort.

#### Transport Links

Access to the A41 which serves the M1 and M25 is less than a mile away and the mainline train stations of both Tring and Berkhamsted are also in easy reach.

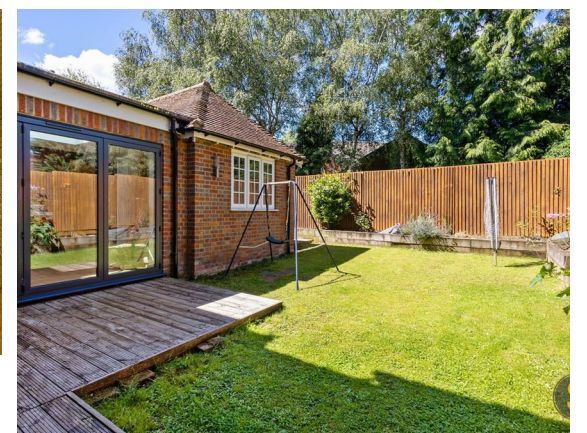
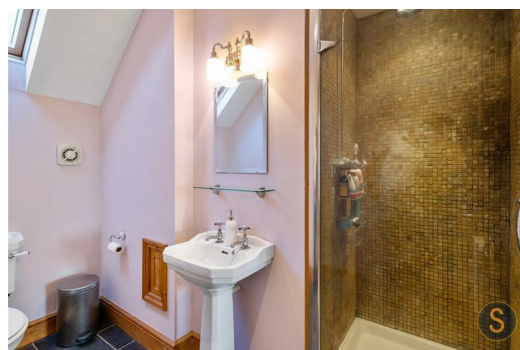
#### Agents Information For Buyers

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 principle.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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