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# Temptation comes in many forms...





# Tring

OFFERS IN EXCESS OF

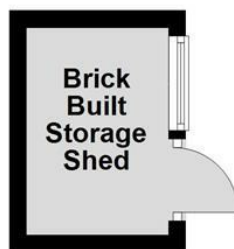
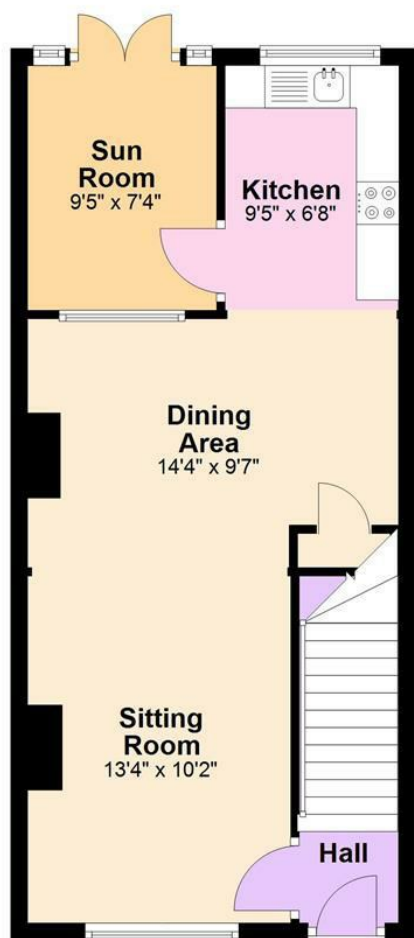
£500,000

Located just outside of Tring in the semi rural village of Wigginton and offered for sale with vacant possession and no upper chain. A rarely available Rothschild cottage which has driveway parking to the front and a simply wonderful rear garden with brick built outhouse. An internal inspection is the only way to appreciate the position, size and potential of this home.



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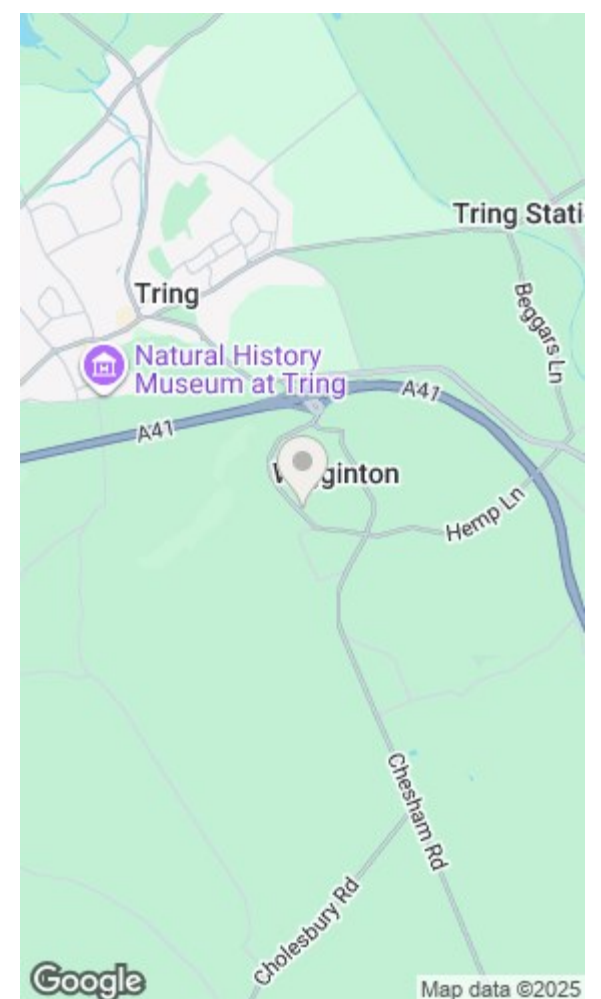
**Ground Floor**  
Approx. 518.0 sq. feet



**First Floor**  
Approx. 331.5 sq. feet



Total area: approx. 849.5 sq. feet



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	Current	Potential
(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		
England & Wales		England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	









Located in a peaceful hilltop location yet only minutes drive from Tring and the mainline train station serving London Euston in approx 30 mins.



#### Ground Floor

The front door opens to an entrance hall which has stairs rising to the first floor and a door opening to the dedicated living room which has a window to the front and an exposed brickwork chimney breast with a gas fire inset. From the living room there is a natural flow through to the dining area which has a window to the rear a walk in under-stairs storage cupboard, a wood burning fire and an opening directly through to the kitchen. The kitchen is fitted with a range of base and eye level units to include space for a fridge/freezer. The kitchen has a window to the rear and a door opening to a useful sun room which has French doors opening to the rear garden.

#### First Floor

The first floor comprises two good size bedrooms and an exceptionally spacious bathroom which has a window to the rear and is fitted with a white three piece suite including a panelled bath, sink and low level wc. The main bedroom which is positioned at the front of the property has a good size over-stairs walk in cupboard while the second bedroom which also overlooks the rear has fitted wardrobes and a feature fireplace.

#### Outside

To the front of the property is a private driveway which is laid to hardstanding and leads to the front door. Directly to the rear of the house is a good size flagstone patio area with a brick-built outhouse. A path from here leads to the spectacular rear garden which is an undoubted feature of the property. Directly backing onto fields the garden is mainly laid to lawn and enclosed to all three boundaries by a range of mature hedging and fencing. There is a number of herbaceous beds and borders and in one corner a well established vegetable plot.

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#### The Location

The property is surrounded by countryside and is within easy reach of local amenities. Champneys resort is just along the road offering gym and spa facilities while in the opposite direction towards the village centre is the Grey Hound gastro pub serving wonderful, traditional pub food, adjacent to the café in the park along with the village shop. The beautiful countryside is an Area of Outstanding Natural Beauty and gives access to bridleways and footpaths nearby. Tring Park is a brisk walk away offering splendid walks among 300 acres of woodland and undulating fields. Tring is easily accessible and offers additional amenities which cater for ones day to day needs, including M&S, Costa Coffee and Tesco to name just a few. The A41 provides convenient access to the M1 and M25 motorways making London Airports accessible, and Tring train station provides a fast and frequent service to London Euston (approx. 40 minutes). St.Bartholomew's Primary School in the village is OFSTED 'outstanding' and feeds Tring Secondary School. There is a choice of private education nearby with Berkhamsted School about five miles away and Tring School for the Performing Arts just down the road in Tring.

#### 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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