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# Temptation comes in many forms...



**Wigginton**  
GUIDE PRICE £1,350,000

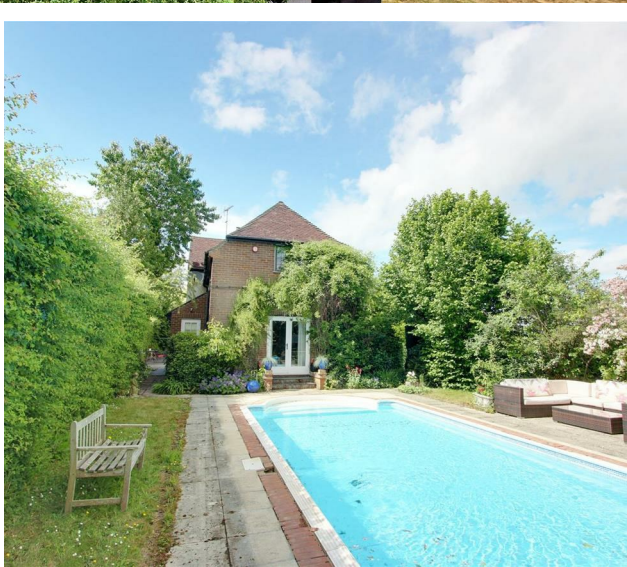


# Wigginton

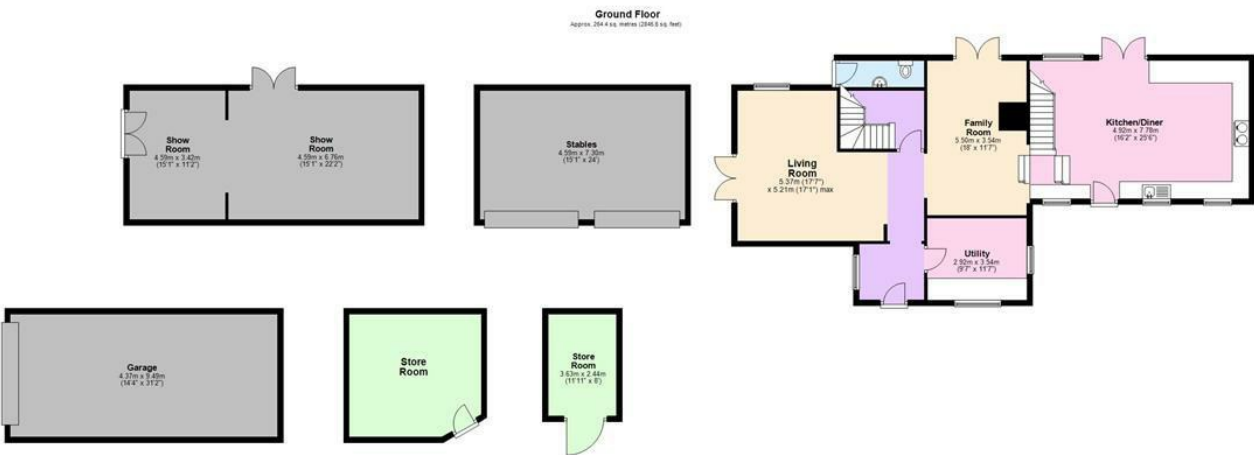
GUIDE PRICE

£1,350,000

A rare opportunity to purchase a detached country home with heated swimming pool and a number of outbuildings to compliment a paddock with its own access. Sitting in a plot of circa 1 1/2 acres the property has an exceptionally flexible layout and boasts a high end 'Nicholas James Kitchen' kitchen/breakfast room. Viewing is critical to assess everything this unique home has to offer!



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Total area: approx. 354.1 sq. metres (3811.4 sq. feet)



| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---|--|--|---|--|--|
| Very energy efficient - lower running costs |  |  | 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 |  |  |
| England & Wales                             |  |  | England & Wales   |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC   |  |  |





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A magnificent country home situated in a semi rural position yet within easy striking distance of both Berkhamsted & Tring



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**Ground Floor**  
The front door opens to a spacious entrance hall where the utility room comes directly off it and has a window to the front. Moving to the inner lobby there is an opening to a good size living room which has French doors opening to the terrace where the heated pool is positioned. Moving through to the rear of the property the primary staircase which rises to the first floor landing. To the right hand side of the inner lobby there is an opening leading to the family room which has an set of French doors to the side and boasting a Clear View Woodburner. From here steps lead down to a magnificent open plan kitchen space with a large central island breakfast bar. The kitchen is comprehensively fitted with a range of hand painted base and eye level units, fitted with a electric Aga and benefits from underfloor heating. Dual aspect there are windows to the front and rear, a door opening to the front driveway and double doors opening to the rear where you will find a slate patio area to enjoy a glass of wine in the evening. From here there is also a secondary stair case which leads to a second landing area.

**First Floor**  
Split into two wings, both accessed by their own staircases. One side has a large landing area which is currently being used as a study which in turn leads through to a shower room and wc and basin then onto the fourth bedroom, with delightful views of the Ashridge Monument and Ivinghoe Beacon. The three remaining double bedrooms occupy the other wing of the property and are well served by a large family bathroom with separate bath and shower cubicle. Positioned on this side of the property the principal bedroom boasts an ensuite shower room.

**The Outbuildings & Stables**  
Ideal for anyone working from home there are a number of useful outbuildings. One of them has been converted into a flexible studio or office space, while there is still a double garage with mezzanine and stables. There is independent access to the outbuildings. The main house is access by wrought iron gates which laid to hard standing providing ample driveway parking. The driveway also extends down the side of the property to the outbuildings.

**Gardens, Paddock & Swimming Pool**  
Directly to the rear of the house is a flagstone patio area which surrounds the heated pool. Moving beyond the swimming pool area an archway leads to the outbuildings which has ample parking directly to the front. From here you also access the paddock which is laid to lawn and enclosed by mature hedging with several specimen trees. The property benefits from a very private aspect.

**The Location**  
The pretty village of Wigginton is situated amidst glorious, rolling countryside, on the edge of the Chiltern Hills. Village facilities include a pre-school, St Bartholomew's C-of-E Primary School, a pub and restaurant, while the beautiful countryside that surrounds the village is ideal for walking, and includes Tring Park, together with miles of tucked-away footpaths.

**On Your Doorstep!**  
The busy, nearby market towns of Berkhamsted, Tring and Chesham are highly desirable for commuters, with excellent transport links by road and rail. The mainline train stations at Berkhamsted and Tring provide a regular and direct link to London Euston in a little over 30 minutes, while the Metropolitan line at Chesham also offers convenient access to London's underground network. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway provides an excellent connection to Hemel Hempstead, Watford and Aylesbury.

**Leisure Pursuits**  
There is a good range of leisure and recreational facilities in the area, including the National Trust's 5,000 acre Ashridge Estate and the Grand Union Canal, and golf courses include Ashridge, Berkhamsted, and The Grove. Tring features a branch of the Natural History Museum and the Pendley Court Theatre, and various sporting activities can be found throughout the local area. Alternatively, for those seeking five-star pampering, the world renowned Champneys Health Resort can be found practically on the doorstep.

**Education In The Area**  
Local educational facilities are excellent, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations.

**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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