

Vine Cottage, Wigginton, Tring, Hertfordshire





An utterly charming, Grade II listed home, in the heart of the picturesque village of Wigginton.

Summary of accommodation

Main House

Entrance hall | Cloakroom | Snug | Study | Sitting room

Dining room | Utility room | Kitchen

Principal bedroom with en suite

Three further bedrooms | Family bathroom

Garden and Grounds

Summer House | Garage/workshop

Garden | Ample parking | Pond | Private seating area

In all about 0.12 acres



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Situation

Located in the picturesque setting of Wigginton in The Chilterns, Vine Cottage benefits from the village's natural beauty and amenities. Champneys Health Resort, St Bartholomew's Church of England Primary School, and The Greyhound pub are all within easy reach. Convenient access to the M25, J20, and London (approximately 35 minutes by train from Euston) make commuting easy.

Nearby towns such as Tring, Berkhamsted, and Chesham offer further amenities, while recreational activities abound with golf clubs and Ashridge nearby.

(All distances and times are approximate).

Distances

Tring station 1.8 miles (London Euston 35 minutes)

Berkhamsted 4 miles

Hemel Hempstead 11.8 miles

Heathrow 31 miles

Chesham 5.9 miles (Metropolitan London Underground Station)

(Distances and times approximate)



Vine Cottage

Vine Cottage is a charming, Grade II listed property, peacefully situated yet centrally located in a renowned village. This quintessential English cottage boasts character features throughout and has been meticulously renovated and extended by the owners. The ground floor offers a spacious sitting room with a brick fireplace, with a wood burning stove and French doors to the garden, a country

kitchen with dual aspect views and a four-oven electric Aga, and an impressive dining room with terracotta tiled floor and further French doors leading to the garden. Also on this level are a snug/playroom, home office, guest cloakroom, and an expansive utility room with a convenient additional entrance from outside.





Upstairs, the principal bedroom enjoys dual aspect views, ample built-in storage and an en suite bathroom. Three further double bedrooms and one family bathroom completes this floor, all featuring beams which is a charming characteristic throughout the house.

Approximate Gross Internal Floor Area

Ground Floor: 89.2 sq m / 960 sq ft

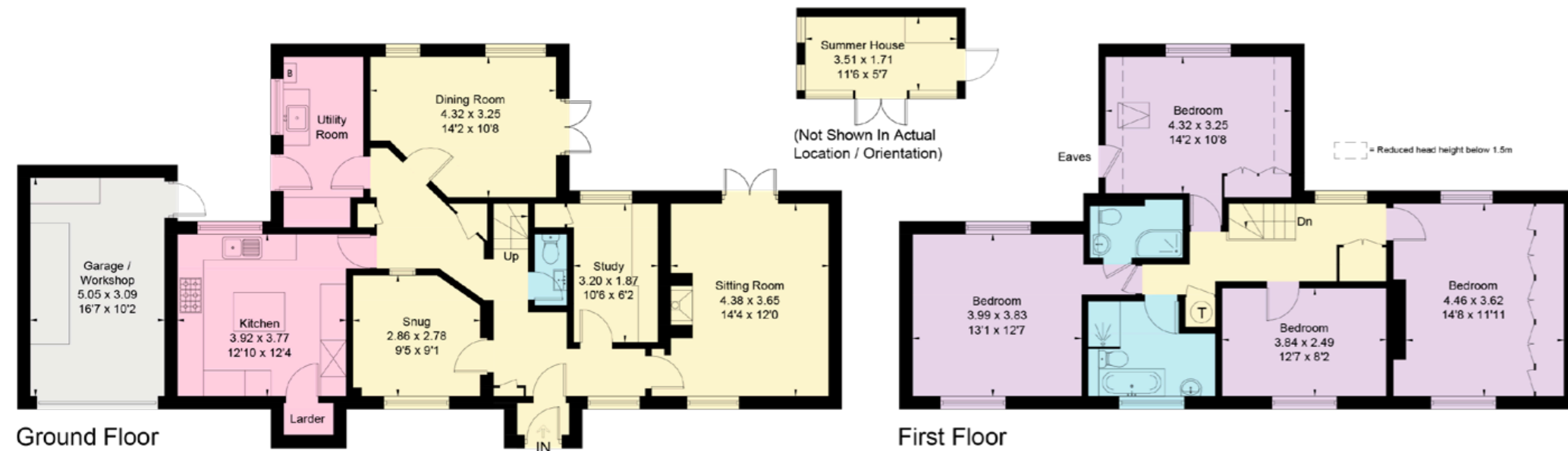
First Floor: 78.7 sq m / 847 sq ft

Garage: 15.7 sq m / 169 sq ft

Summer House: 5.9 sq m / 63 sq ft

Total: 189.5 sq m / 2,039 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garden and Grounds

Outside, the well-maintained grounds provide a serene retreat with ample parking in the gravel parking area to the front, and a landscaped rear garden featuring a stone-paved area, lawn, pond, and private seating perfect for outdoor dining. A single garage and timber summer house complement the property.

Property information

Guide Price: £1,100,000

Tenure: Freehold.

Services: Mains water, electricity, gas & drainage

Local authority: Dacorum Borough Council

Council Tax Band: G

Energy Performance Certificate Rating: D (rating 66)

Postcode: HP23 6HG

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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