



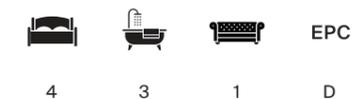
CHILTERN SUMMIT

Chesham Road, Wigginton, Tring, Hertfordshire, HP23 6HX



A SPACIOUS AND VERSATILE FOUR-BEDROOM PROPERTY IN AN IDYLIC SPOT, SAT AMIDST PRIVATE AND GENEROUS GROUNDS OF APPROXIMATELY 0.76 ACRES.

A charming four-bedroom home situated in the village of Wigginton, offering well-proportioned accommodation set across two floors, as well as a garage with a workshop space.



Local authority: Dacorum Borough Council
Council Tax Band: G
Services: Mains water, electricity, and gas.
Tenure: Freehold
What 3 words - [dimension.glitter.shipyards](https://www.dimension.glitter.shipyards)



LOCATION

Chiltern Summit is located in Wigginton, a village positioned on the edge of the Chiltern Hills in Hertfordshire. The village offers a range of amenities including a pub, a park, a village shop and café as well as Champneys Health Spa. Nearby you will find the towns of Tring and Berkhamsted which offer a wide range of restaurants, pubs and shops alongside further amenities. Tring and Berkhamsted both have a railway station which provides a service to London Euston. There is an abundance of countryside to explore in the local area including Tring Park and the Ashridge Estate. The village has its own primary school, St Bartholomew's Primary School, with the wider area home to a range of schooling including Tring School, Tring Park School for the Performing Arts and Berkhamsted School.

Tring High Street - 2.3 miles

Tring Railway Station - 2.8 miles

Berkhamsted - 4.2 miles

Berkhamsted Railway Station - 4.8 miles

(All distances and times are approximate)





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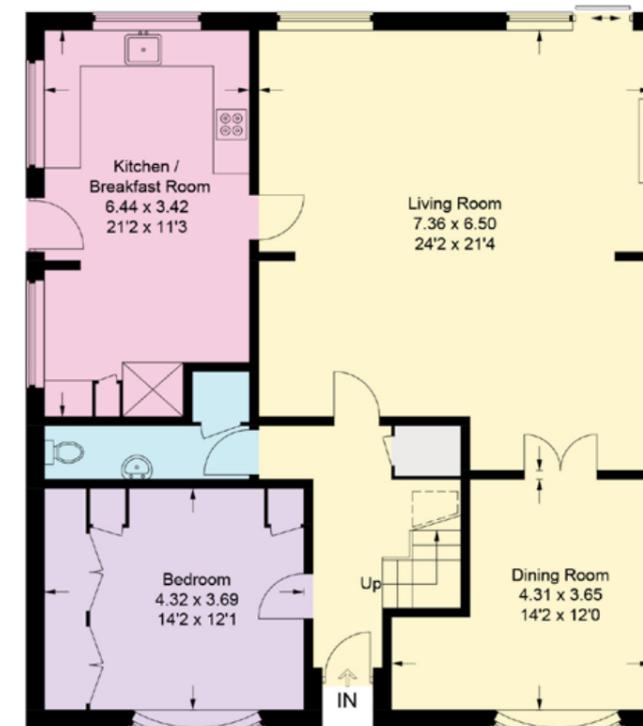
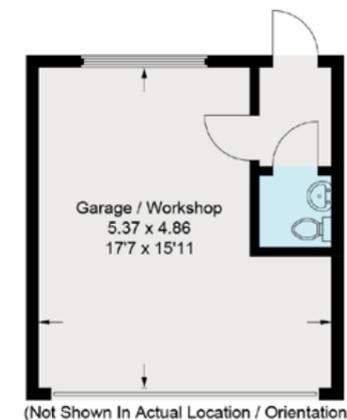
Chiltern Summit is a charming four-bedroom home situated in the village of Wigginton. The property offers well-proportioned accommodation set across two floors as well as a hugely versatile garage and workshop space, which has been well utilised as an additional room by the current owners, with the room benefitting from heating. The ground floor accommodation comprises a well-laid out kitchen and breakfast room, an expansive lounge, a separate formal dining room and a further versatile room which could be utilised as an additional reception space or a bedroom. To complete the ground floor accommodation is a downstairs cloakroom. Upstairs are three bedrooms and a family bathroom. Much of the accommodation enjoys charming views over the gardens and grounds. The house enjoys a wonderfully private position and sits in a truly impressive wraparound plot.



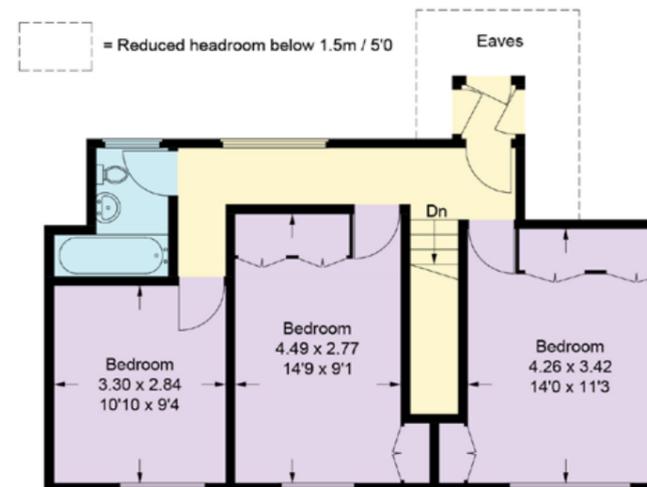


GARDENS & GROUNDS

Chiltern Summit is set amidst a private and tranquil plot of approximately 0.76 acres. The property is approached by a gated entrance, which leads on to ample driveway parking and a garage. The house is exceptionally well screened and offers a real sense of seclusion. The grounds wrap around the property and are a hugely impressive feature of this home, with a mixture of mature planting and large open expanses of lawn, as well as a patio area to the rear of the property which makes an ideal space for outside entertaining in the warmer months.



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 113.5 sq m / 1,222 sq ft
First Floor = 53.8 sq m / 579 sq ft
Garage / Workshop = 25.9 sq m / 279 sq ft
Total = 193.2 sq m / 2,080 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
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