





**Guide Price**  
**£1,100,000**

Situated in one of the areas most sought after locations within the Chiltern Hills offering easy access to all local amenities and main line train station to London Euston this beautifully presented cottage stands on a plot which extends to approximately one and a half acres which is made up of formal gardens, paddock land with stabling and driveway parking for numerous cars. The property has been tastefully extended and now provides a wonderful vaulted open plan farmhouse style kitchen/dining room, separate sitting room, main bedroom with en suite shower room and family bathroom and the added benefit of a detached studio providing a sitting room/bedroom, kitchenette and wet room.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Double glazed window to rear aspect. Doors to kitchen/diner and cloakroom, underfloor heating.

## **CLOAKROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin with mixer tap, underfloor heating.

## **KITCHEN/DINING ROOM**

A wonderful vaulted open plan room which is fitted in a farmhouse style with a range of both wall-mounted and floor standing units with wooden and quartz work surface over, space for range cooker with extractor fan over, two ceramic double bowl sink units with mixer tap and drainer, concealed wall-mounted gas fired boiler, built in storage cupboard, underfloor heating, radiator, stone and hardwood flooring. Double glazed double doors and windows to rear and two double glazed windows to side aspect.

## **LOUNGE**

A lovely double aspect room with double glazed windows to both the front and side aspects. Radiator, feature brick built fireplace with stone hearth and fitted wood burner, wooden flooring.

## **STUDY**

Double glazed window to front aspect. Stairs rising to first floor with storage cupboard below, further built in cupboard, radiator, stone flooring.

## **LANDING**

Access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to side aspect. Radiator.

## **EN-SUITE**

Double glazed frosted window to side aspect. Low level WC, wash hand basin with mixer tap, tiled shower cubicle, tiled walls and tiled floor, heated towel rail, extractor fan.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, vanity unit with inset wash hand basin and storage below, heated towel rail, panelled bath with shower, tiled walls and tiled floor, airing cupboard, extractor fan.

## **STUDIO**

## **KITCHENETTE**

Floor mounted units with granite work surface over, butler sink with mixer tap and drainer, space for washing machine, wall-mounted gas fired boiler, door to wet room, access to loft space, heated towel rail, stone flooring.

## **SITTING ROOM/BEDROOM**

A double aspect room with double glazed double doors and windows to front and double glazed windows to side aspect. Two radiators, stone flooring.

## **WET ROOM**

Double glazed frosted window to rear aspect. Low level WC, tiled walls and tiled floor, wall-mounted shower.

## **PARKING**

Accessed via double gates the block paved driveway provides parking for several cars.

## **FRONT/SIDE GARDEN**

Mainly laid to lawn with patio areas, vegetable garden and orchard, garden shed, flower and shrub beds, outside cold water tap.

## **REAR GARDEN**

Mainly laid to lawn with paved patio area and flower and shrub beds, outside lighting, door to annexe and gated access to the paddock and stabling.

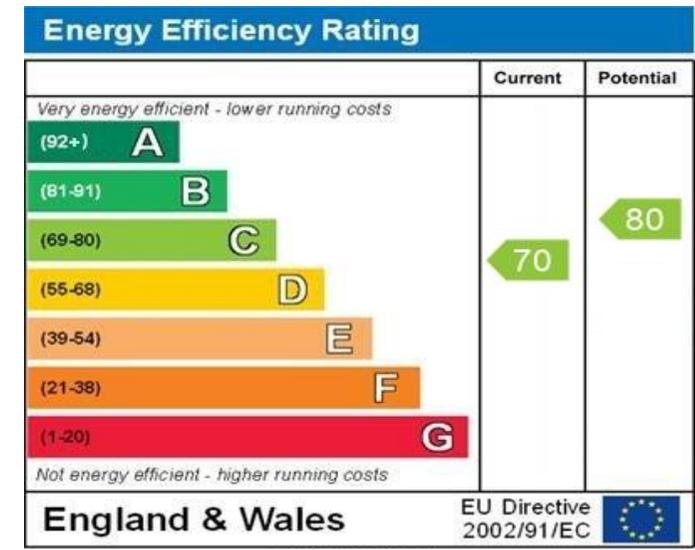


## Wiggington Bottom



**Approximate Total Area**  
 1378 sq ft / 128.0 sq m  
 Studio / Stables = 601 sq ft / 55.8 sq m  
 Total = 1979 sq ft / 183.8 sq m

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. (ID1281638)



WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB  
 01442 891177 | tring@maea.co.uk