



Cholesbury Road, Wigginton Tring HP23 6JQ



Nestled in the charming village of Wigginton, near the historic market town of Tring, this immaculate detached bungalow offers an exceptional standard of living within the heart of the Hertfordshire countryside. Spanning 1,500 sqft, the property seamlessly combines generous proportions with meticulous presentation, making it an ideal choice for families, professionals, or those seeking peaceful single-storey accommodation.

Every aspect of this home has been carefully considered, starting with a vast driveway that easily accommodates multiple vehicles, perfect for families with several cars or those who enjoy entertaining guests. Inside, the layout is exceptionally well-planned: three spacious double bedrooms provide versatility, with the principal bedroom benefitting from a stylish ensuite shower and fitted wardrobes, in addition to a family bathroom.

The living spaces flow effortlessly, boasting light-filled rooms and a welcoming atmosphere. Immaculately maintained throughout, the property is move-in ready, ensuring comfort from day one. The setting in Wigginton places you amidst picturesque countryside, renowned for scenic walks along the Ridgeway and easy access bridle paths - a haven for nature lovers, ramblers, and cyclists. Just around the corner is the highly acclaimed Champneys Spa Resort and a little further along the road is the community owned village shop and café and the Greyhound gastro pub.

Tring's eclectic high street is mere minutes away, offering charming cafés, independent shops, traditional pubs, and essential amenities, while excellent road links and nearby rail services provide speedy connections to London and beyond. Renowned schools and local sporting clubs are within short reach, underpinning the area's family-friendly appeal.

A rare opportunity to acquire a stylish and substantial bungalow in one of Hertfordshire's most desirable villages. Arrange your viewing today and discover all this wonderful property has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to

Cholesbury Road, Wigginton Tring

- Detached bungalow
- Three double bedrooms, ensuite plus family bathroom
- 0.7 acre plot
- Surrounded by countryside
- Excellent presentation throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: E

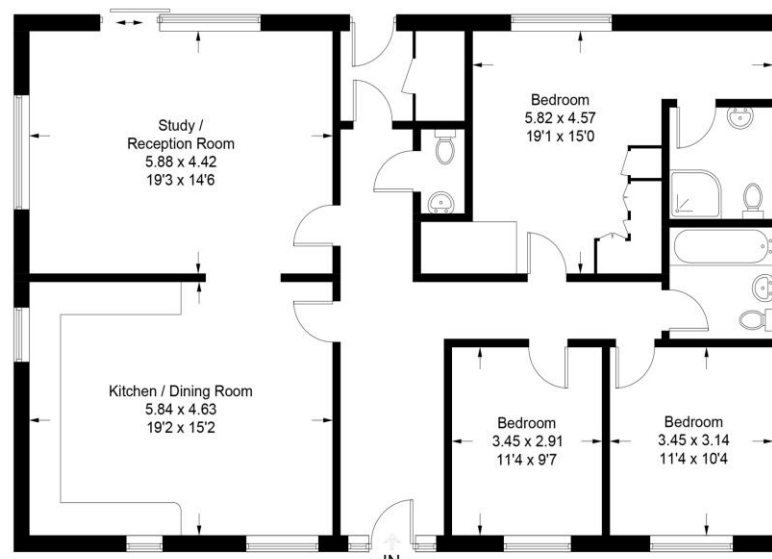
offers in excess of

£1,000,000

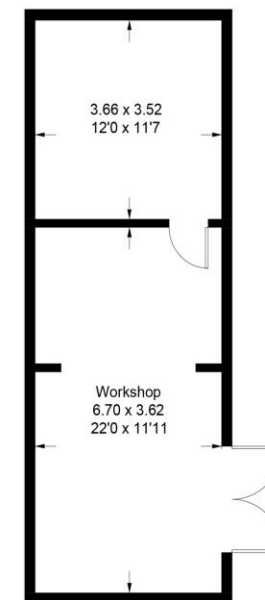
A superb, and extremely rare opportunity to purchase this immaculate, detached bungalow, set on 0.7 acre gardens and surrounded by glorious countryside. Ready to move in, but offering scope to develop your dream home (stp) in one of the areas most desirable settings.

Cholesbury Road

Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft
Outbuildings = 37.8 sq m / 407 sq ft
Total = 171.0 sq m / 1841 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1320442)

check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG108848 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk