









Tinkers Lane Wigginton HP23 6JB

Located in this HIGHLY REGARDED PRIVATE LANE in the beautiful hilltop VILLAGE of Wigginton nestled away, this individually designed property built circa 2015 is set within an area of outstanding NATURAL BEAUTY in the Chiltern Hills. Champneys resort is just along the road offering a superb gym and spa facilities while in the opposite direction towards the village centre is the Grey Hound gastro pub serving wonderful, traditional pub food, adjacent to the artisan café in the park along with the village shop. The beautiful COUNTRYSIDE surrounding you gives access to bridleways and footpaths nearby.

An exceptional family home offering contemporary open plan family living and entertaining space. Stepping through the front door into the tiled, and generously proportioned entrance hall, you can see the true scale of this magnificent contemporary home. Light floods in from all directions. Straight ahead lies a very generous kitchen/dining/family area, boasting granite work surfaces, oak flooring There is a built in Neff double oven, dishwasher and fridge, along with double stainless-steel sink which has a tap complete with water filter. This living area benefits from bi-fold doors across the rear.

The walk-in pantry is accessed through an oak door from the kitchen. The lounge is large and airy with a stunning vaulted ceiling and wood burning stove allows for cosy evenings when nights draw in. There is a study with views of woodland to the front of the property, a shower and cloakroom, utility room, doors to garage and log stores. The magnificent oak and glass staircase benefits from a large Velux window above from which light floods in, the stairs lead you to the galleried landing. This then leads you to the four individually designed characterful, large double bedrooms. The master bedroom has triple aspect overlooking the rear and sides of the garden. It has glass fronted built in wardrobes and benefits from En Suite facilities with a large walk-in waterfall shower and electric infinity mirror.

Outside, the property is situated in the centre of large mature grounds, bordered by an open wooden fence at the front, and hedging to the remaining borders. The garden is mainly laid to lawn, with numerous shrubs and trees.

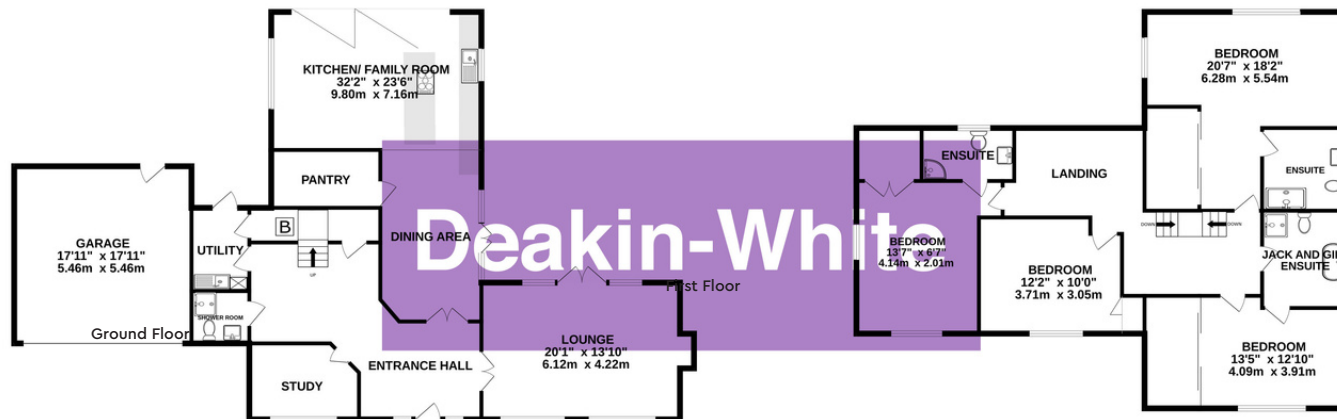
Overview

- 3037 sqf Of Accommodation
- Large Gated Driveway
- Quiet Village Location
- On a No-Through Road
- Within Walking Distance Of Champneys Gym
- Open-Plan Kitchen/Dining/Family
- Bi-Fold Doors & Granite Worktops
- Car Port and a Parking Space
- Underfloor Heating Throughout
- Tenure: Freehold EPC: B
Council Tax: F

Floorplan & Measurements

GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.

1ST FLOOR
1431 sq.ft. (133.0 sq.m.) approx.



TOTAL FLOOR AREA : 3037 sq.ft. (282.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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