

Buckland Wharf, Buckland Aylesbury HP22 5LQ

brown & merry





This two double bedroom Victorian home is beautifully presented and offers spacious accommodation with glorious views. There is a low maintenance front garden and a large south facing rear garden….ideal for the summer sunshine. There is a shed/summerhouse at the bottom of the garden which has electricity and mains water supply. Inside, there is a lounge with an open fire and a cosy atmosphere, and a spacious kitchen/dining room at the rear, ideal for entertaining and well appointed with space for a dishwasher, washing machine, fridge freezer and a built in electric double oven and a gas hob. On the first floor there is a spacious landing which lends itself as a study area, a spacious bathroom and a guest double bedroom. Stairs from the landing take you to the top floor and principal double bedroom which has the most wonderful views over the countryside.

The cottage is located on the outskirts of Aston Clinton Village, just a couple of miles from Tring and a short walk to the centre of the village. There is much more than meets the eye when it comes to Aston Clinton….. lovely walks along the Wendover Arm of the Grand Union Canal, several pubs and restaurants, café, park, primary school, shops, church, doctors, pharmacy and dentist. The A41 dual carriageway is easily accessible in moments, linking the M25 and national motorway network. There are train stations at the neighbouring market towns of Tring (Euston) and Wendover (Marylebone).

Agents Note
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

Buckland Wharf, Buckland Aylesbury

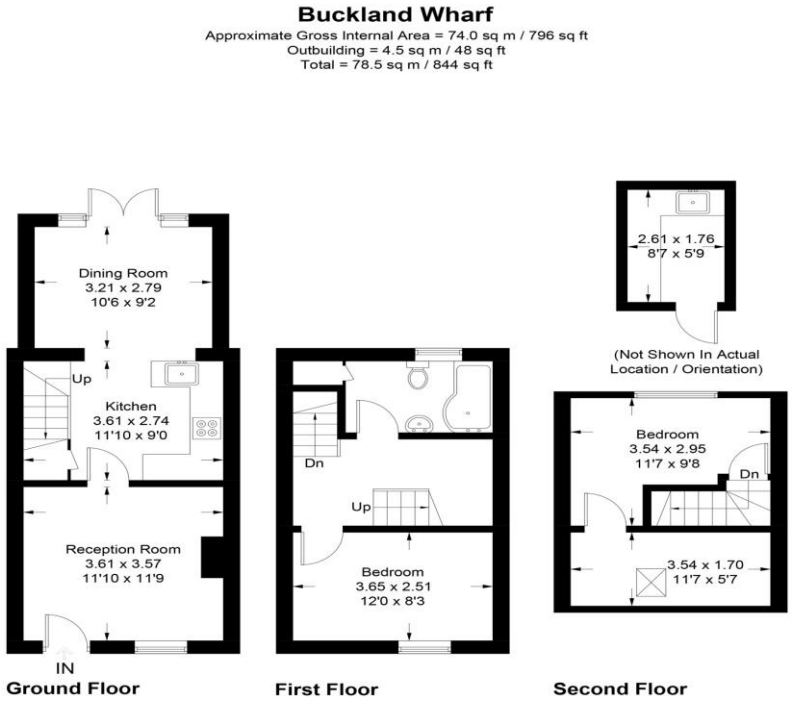
- Chain free
- Two double bedrooms plus dressing/study area
- Spacious upstairs bathroom
- Lounge with fireplace
- Open plan kitchen dining room at the rear

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£350,000

A superb Victorian home with a large south facing rear gardens and stunning views over countryside towards Wendover woods. Chain free



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. (ID1330257)

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The Property Ombudsman

Property Reference:
TRG109136 - 0005

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