

Wharf Row Buckland Road, Buckland Aylesbury HP22 5LJ

brown & merry





This gorgeous cottage offers the best of both worlds. Wonderful countryside and the Grand Union Canal on your doorstep providing breath taking walks, yet the M25 is fifteen minutes or so away via the easily accessed A41 dual carriageway. The village of Aston Clinton is just along the road with a choice of pubs, restaurants and village shop and school with Tring and Wendover conveniently nearby providing more comprehensive amenities.

The cottage is beautifully presented and light and airy throughout and benefits from gas central heating and lovely 'column radiators'. The kitchen is newly fitted with attractive shaker style cabinets with wooden work tops. The impressive living room has warm Elm wood flooring and an elegant stone fireplace, and provides plenty of space to entertain. Upstairs are two double bedrooms and a family bathroom complete with shower over the bath.

Outside is a beautiful, south facing garden which has a brick paved patio for entertaining and a lovely long lawn leading to a storage shed and a large workshop with electricity. At the front of the house is another brick patio area and a well built storage shed with electricity.
There is an allocated parking space and a garage with up & over door and power & light.

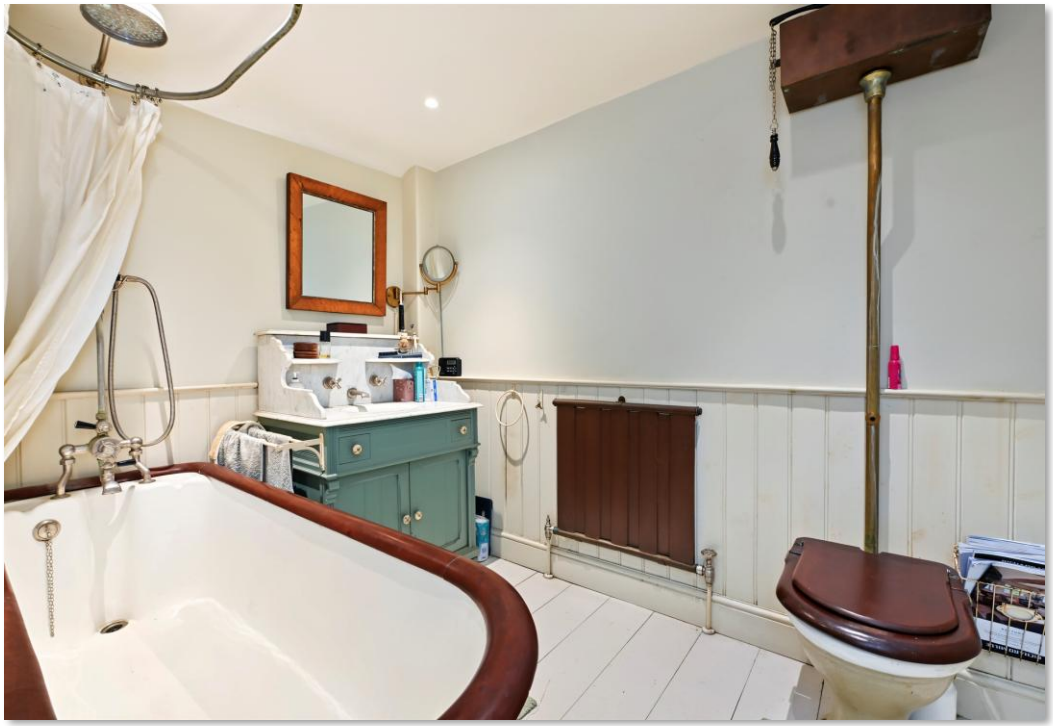
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded,

Location
Buckland Wharf sits on the outskirts of Aston Clinton and Buckland Village nestled within the Chiltern Hills and within easy reach of the A41 bypass, providing access to the M25 (J20) and from there the national motorway network. Railway lines are excellent with fast and frequent services from Tring to Euston (from 36 minutes) and Wendover to Marylebone (from 51 minutes). The nearby market towns of Aylesbury, Tring, Wendover and Berkhamsted all provide excellent shopping facilities and schools for all age groups. The delightful surrounding countryside includes, the Wendover Arm of the Grand Union Canal and the nearby Tringford and Wilstone reservoirs, abound with wildlife.











welcome to

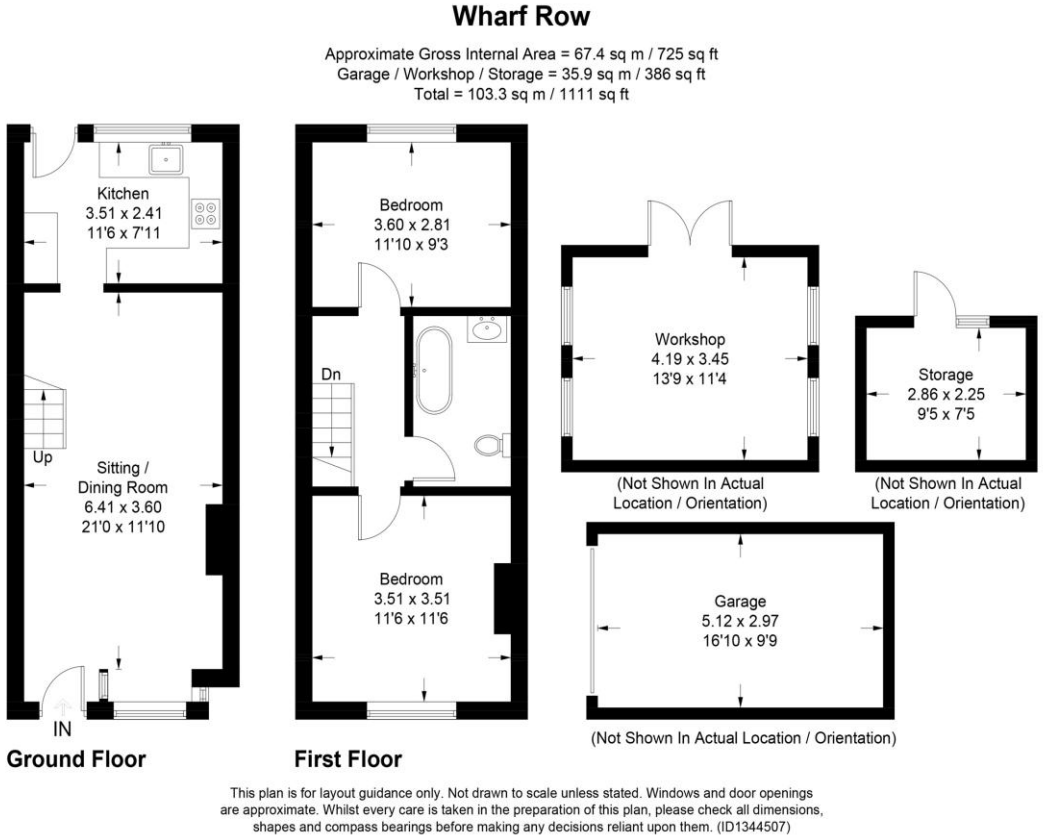
Wharf Row Buckland Road, Buckland Aylesbury

- VICTORIAN CHARACTER COTTAGE
- NEW KITCHEN
- ALLOCATED PARKING PLUS GARAGE WITH POWER
- LARGE SOUTH FACING REAR GARDEN
- TWO LARGE WORKSHOPS WITH POWER AND A STORAGE SHED

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

£395,000

A charming character cottage with parking and garage, close to countryside and the Grand Union canal. Two double bedrooms, upstairs bathroom, open plan living/dining room with a lovely open fireplace. Parking and garage with power. 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. (ID1344507)

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Property Reference:
TRG108976 - 0004

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