



WHARF ROW
BUCKLAND HP22 5LJ

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£355,000 FREEHOLD

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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 log burner.

This gorgeous cottage offers the best of both worlds. Wonderful countryside and the Grand Union Canal on your door step 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. The kitchen is fitted with attractive shaker style cabinets with wooden work tops and Butlers sink. The impressive living room has wood flooring and a log burner 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 been landscaped to provide an enclosed sitting area with further lawn and shed beyond.

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.

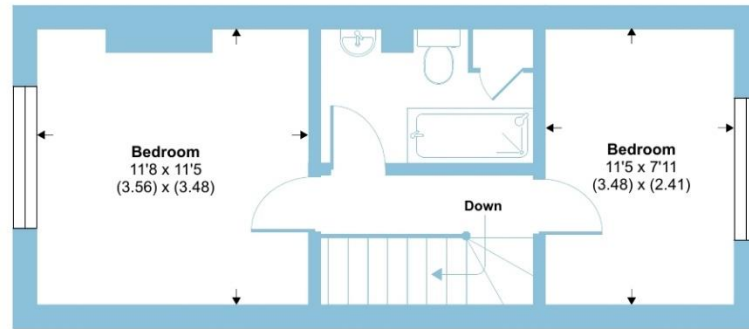




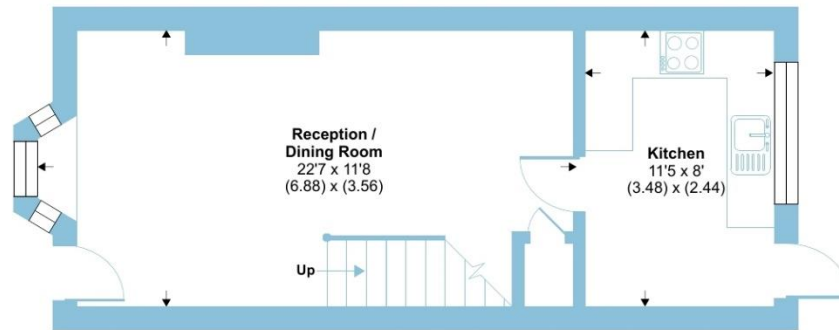
Wharf Row, Buckland Road, Buckland, Aylesbury, HP22

Approximate Area = 694 sq ft / 64.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1107356



TRG107536 – Version 3

EPC rating – D Council Tax Band - D

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