



BALLARDS ROW
ASTON CLINTON HP22 5EY

BALLARDS ROW

£295,000 FREEHOLD

ASTON CLINTON, BUCKS HP22 5EY

A delightful Grade II Listed cottage, full of character, situated in the village of Aston Clinton with a pretty cottage garden and outbuildings.

Forming part of a row of six similar cottages is this beautiful, Grade II listed cottage dating back to the early 19th Century. The cottage is full of character with features such as the thatched roof, exposed beams, stable doors and wood burning stove. The accommodation comprises: sitting room, kitchen, a good sized bedroom with a large wardrobe cupboard and a bathroom fitted with a white suite including a roll top bath. There is also gas central heating.

Outside

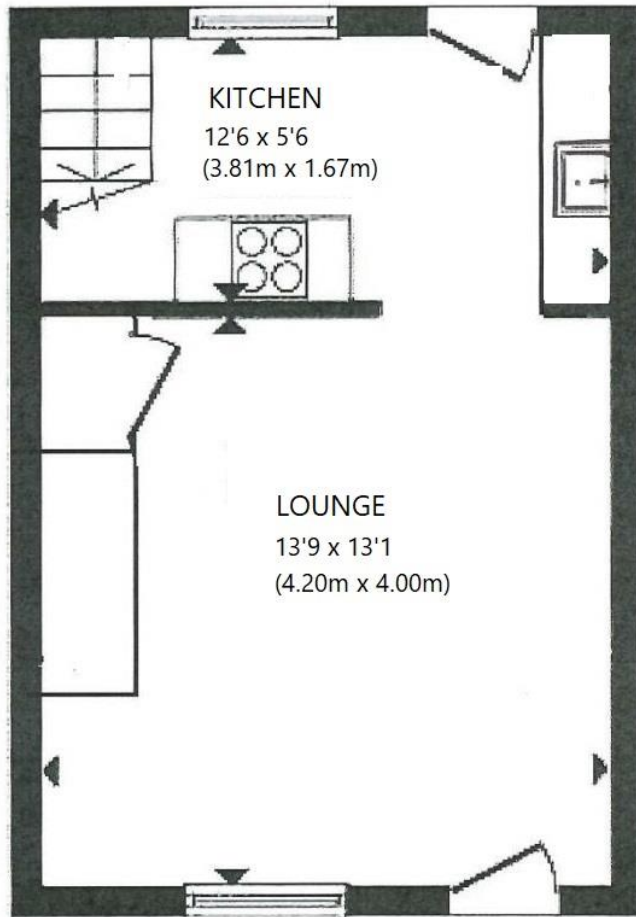
To the front of the property is a lovely secluded garden which enjoys a sunny southerly aspect and is mainly laid to lawn with well stocked flower and herbaceous borders running along either side. At the rear of the garden is a good sized shed and a tool shed. To the rear of the property is a gravelled courtyard and a further large shed and log store.

Location

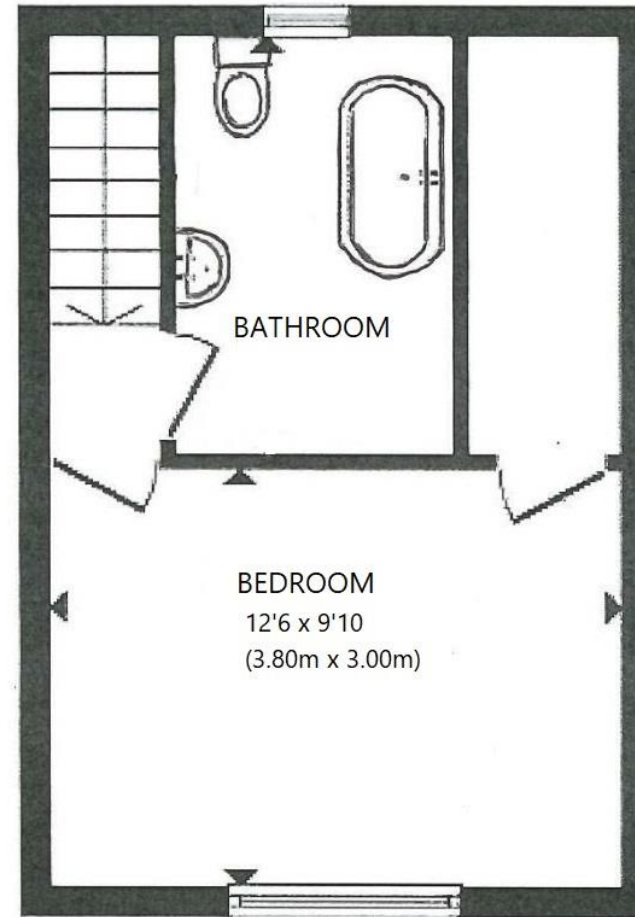
Ballards Row is tucked away, just off Brook Street and a short walk from The Oak gastro pub with other amenities within easy walking distance (including shop, school, church, park with café, tea- room, The Bell Inn. There is also a Chinese and Indian restaurant in the village. Tring, Wendover and Aylesbury are all close by for more amenities.







Ground Floor



First Floor

TRG108073 – Version 4

EPC rating – tba Council Tax Band - C

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk