



Buckland Village

Buckinghamshire, HP22 5HU



Timeless elegance meets modern luxury.

This beautiful three bedroom barn conversion is nestled away, right in the heart of bucolic Buckland village.

This impressive home offers the perfect blend of traditional and contemporary, boasting luxurious living spaces and three double bedrooms, all tastefully decorated in elegant, muted tones.

With many wow factors, from the large sitting room, complete with log burner, to the contemporary kitchen/breakfast room with bifold doors out to the garden, the property features everything today's buyer demands. Just off the kitchen there is a separate utility room, while there are also two further reception rooms used as a study and dining room. A cloakroom completes the ground floor.

Upstairs there are three spacious double bedrooms, two of which have built-in wardrobes, and the main bedroom also benefits from an en suite shower. A modern family bathroom serves the remaining bedrooms, all of which are accessed from a spacious galleried landing, currently used as a music/reading room.

Guide price: £800,000
Tenure: Freehold



Externally, the south-westerly facing rear garden is laid to lawn and has a large decked area. The garden is walled and there is secure gated access to the parking area behind. Indeed, parking is particularly well catered for, with a carport and further parking for three cars. One parking space also has an EV charging point. There is also a useful storage shed located behind the carport.

To the front, the property enjoys views over an attractive central courtyard.

Finally, prospective purchasers may wish to note that the property falls within the Aylesbury grammar schools catchment area..



Location

Buckland village is a picturesque, tucked-away village, conveniently located approximately 3 miles west of Tring, and 3.5 miles north of Wendover.

Communication links are excellent, with the A41 less than 2 miles away, providing a dual carriageway link direct to the M25 (J20). There are mainline train stations in Tring (regular and direct service to London Euston in approx. 35 mins), Wendover and Stoke Mandeville (both with regular and direct service to London Marylebone in around 50 and 55 mins respectively).

Surrounded by beautiful open countryside, the village features a 13th Century church, village hall, and an archery centre while, nearby, Aston Clinton offers a doctor's surgery, local shop and coffee shop, school, restaurant, recreation ground and public houses.



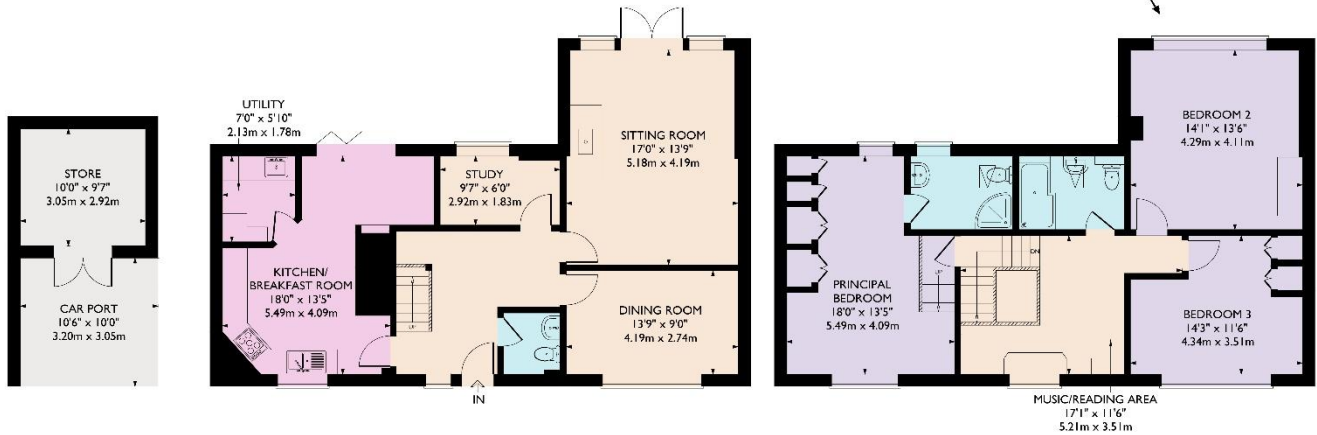
Every home tells a story

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APPROXIMATE GROSS INTERNAL AREA = 1707 SQ FT / 159 SQ M
 CARPORT/STORE = 211 SQ FT / 20 SQ M
 TOTAL = 1918 SQ FT / 179 SQ M



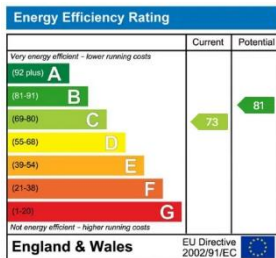
OUTBUILDING
 (NOT SHOWN IN ACTUAL
 LOCATION/ORIENTATION)

GROUND FLOOR

FIRST FLOOR

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: F

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