



Dormers, Buckland Village
Buckinghamshire HP22 5HY

TIM RUSS
& COMPANY



Dormers Buckland Village Bucks HP22 5HY

Offered with **no onward chain**. A beautifully positioned four bedroom detached home with versatile accommodation and wonderful views nestled in the heart of Buckland Village.

£895,000



The Property

A well-presented and deceptively spacious, detached chalet style bungalow situated in the delightful village of Buckland which is in a Conservation Area. The accommodation comprises: spacious entrance hall, kitchen/breakfast room which has a gas fired Rayburn that heats the house and water, a range of base and eye level units with integrated fridge, freezer and extractor with space for a dishwasher and secondary oven. Off the kitchen is a separate utility room which provides access to a lovely courtyard garden. The large double aspect dining room has an attractive fireplace with views to the front over fields. The spacious light and airy sitting room has a fireplace with a log burning stove, and double doors which lead out to the garden. Accessed off the living room is a triple aspect study which again, has double doors leading out to the garden. There are two further versatile rooms on the ground floor which can be used as reception rooms or bedrooms and a bathroom which was refurbished two years ago. To the first floor and accessed via a small galleried landing is a double aspect master bedroom with fitted wardrobes and superb far-reaching views to the front over open fields to Ivinghoe Beacon and a second double bedroom with wardrobe and access to boarded loft area. Both bedrooms benefit from air conditioning. There is also a modern shower room which was refitted two years ago.

Outside

To the front of the property there is a good-sized block



paved driveway leading to the garage and a further driveway providing additional off street parking if required. The wrap around garden is filled with well stocked borders of mature trees and shrubs lining the manicured lawns to the front and rear. The rear garden is accessed via a gate to either side of the property and included in the sale is a good-sized greenhouse, pergola and to the side a large shed (all with light and/or power) and log store. The large patio abutting the property also provides a sheltered dining area accessed from the living room and study. To the right-hand side of the property is a secluded courtyard garden with box hedging and a water feature.

Garage 17'7 x 9'

Detached with light and power and double doors.

Location

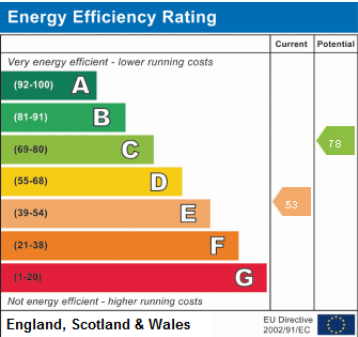
The village of Buckland nestles at the foot of the Chiltern Hills in a semi-rural idyll. Either side of the very attractive and leafy no through village lane are various period and individual houses, an historic church and a Rothschild village hall. From the property one can access a myriad of footpaths within open countryside plus canal towpaths (Aylesbury arm & Wendover arm). Close by is the village of Aston Clinton which offers numerous facilities including a large and attractive park, a doctor's surgery and pharmacy, a well-regarded primary school and a Post Office/Store. A short drive leads to Tring and Wilstone reservoirs with its popular farm shop and café, Wendover

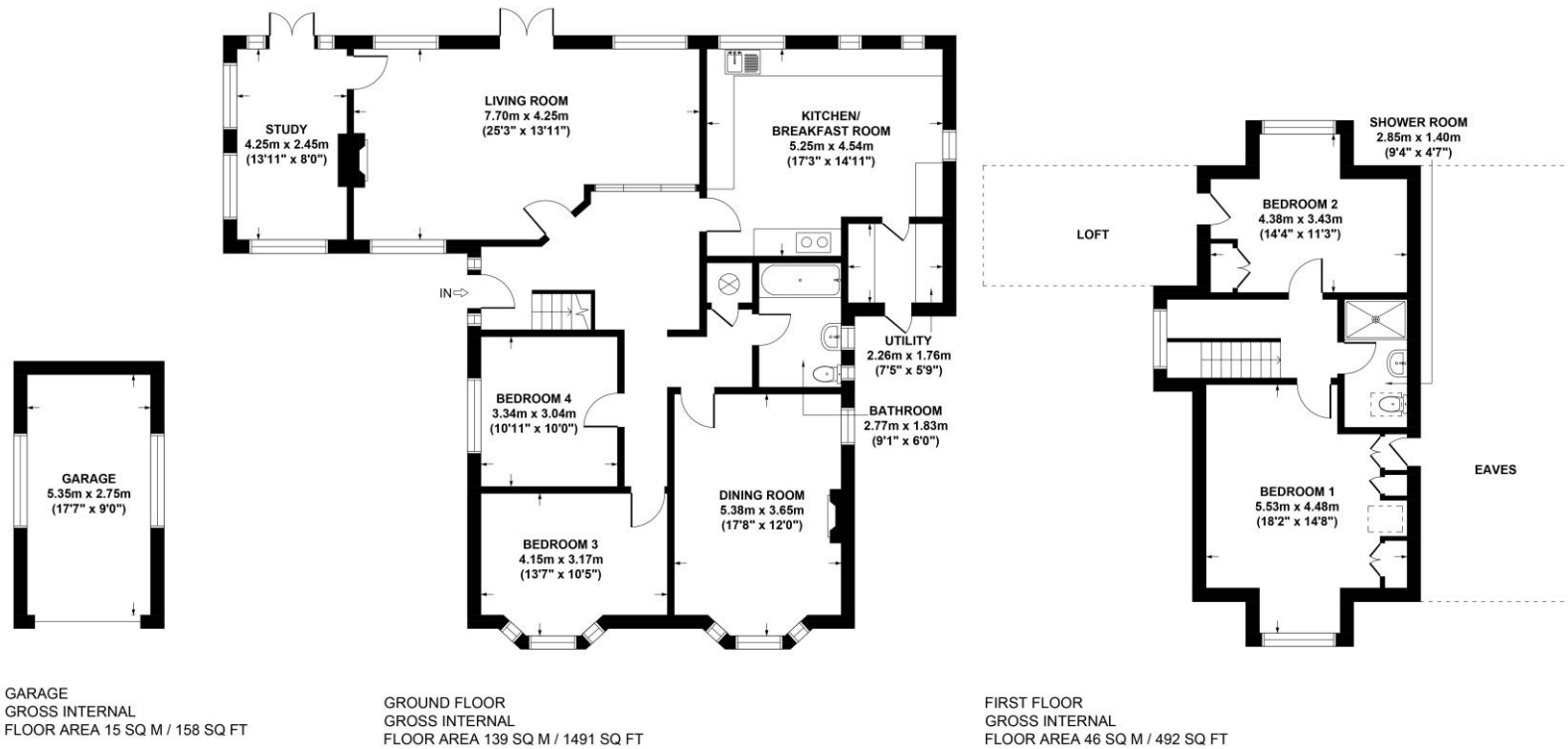


Woods, Chiltern Forest and Weston Turville golf clubs and of course the beautiful Chiltern Hills. Stoke Mandeville hospital is 5 miles distance. More comprehensive shopping facilities and schools for all ages groups are available at the nearby market towns of Aylesbury, Tring and Berkhamsted whilst Milton Keynes shopping centre is some 40 minute drive. Buckland is within easy reach of the A41 bypass providing easy access to the motorway network. Railway Stations are at Tring, Stoke Mandeville and Wendover.

Directions

At the bottom of Wendover High Street turn right. Continue on the B4009 for approximately 1.5 miles. Turn left onto Stablebridge Road and at the t-junction turn left onto London Road. At the roundabout turn right onto Icknield Way, continue for 0.3miles and then turn left signposted Buckland village and the historic church. Continue along the road and Dormers can be found on the left-hand side as indicated by our 'For Sale' board.





BUCKLAND VILLAGE, HP22 5HY
APPROX. GROSS INTERNAL FLOOR AREA 200 SQ M / 2141 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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