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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Buckland
OFFERS IN EXCESS OF £900,000

Buckland

OFFERS IN EXCESS OF

£900,000

Rare to the market! A stunning detached property on the outskirts of Tring boasting a corner plot approaching 1/4 an acre position siding and backing onto countryside and offering flexible accommodation to include a stunning kitchen/breakfast room with central island, 4 bedrooms, 2 reception rooms and a secluded garden cabin! Ample scope to extend STNP.



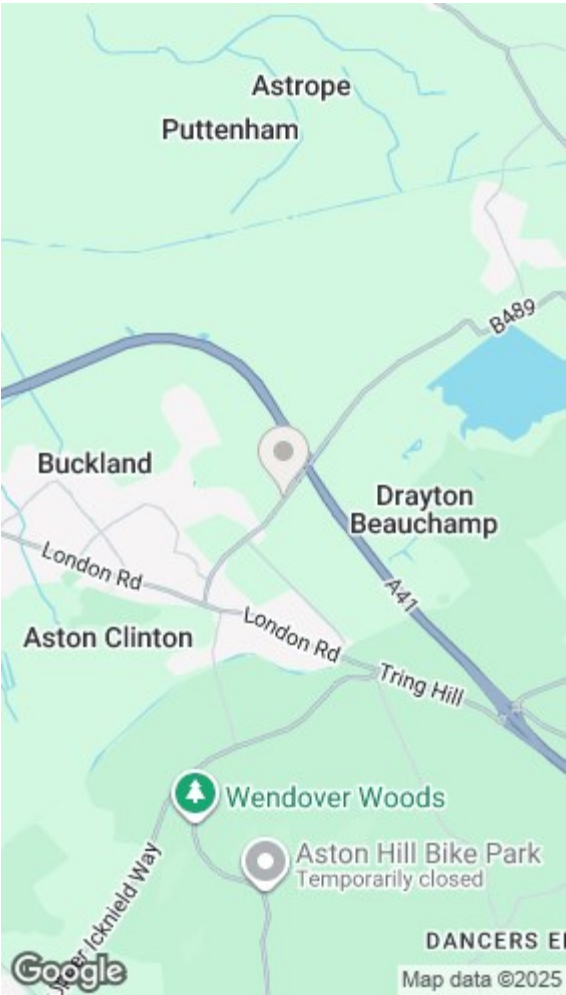
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Manor Cottage, Lower Icknield Way, Buckland, HP22

Approximate Area = 1592 sq ft / 147.9 sq m
Outbuilding = 107 sq ft / 9.9 sq m
Total = 1699 sq ft / 157.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1306667



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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A rare chance to purchase a detached country home on the outskirts of Tring sold with no upper chain.



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Ground Floor

The entrance hall has doors opening to the two principal reception rooms with a door to the left hand side opening to the living room which is dual aspect with a window to the front and side and also with French doors opening to the rear garden, while a second door from the entrance hall opens to the dining room. Stairs directly ahead of you lead to the first floor landing while a second door on the right hand side opens to a stunning open plan kitchen/breakfast room with central island. Fitted with a range of base and eye level units plus original pantry. The kitchen has a window to the rear with views over countryside where stunning sunsets can be admired and French doors opening to the rear garden. In addition to the range style oven, is also an 'Aga' style oven that accompanies other integrated appliances. The rear lobby has a door to the ground floor cloakroom, a stable door to the outside and a door to a flexible fourth bedroom which could easily be used as a home office or further reception room.

First Floor

Rising to the first floor landing there are doors opening to all three double bedrooms two of which benefits from bespoke fitted wardrobes providing excellent shelving, lighting and hanging spaces and a cleverly designed en-suite shower room. There is a family bathroom at this level which is fitted with a white three piece suite which includes a shower over the bath with screen fitted.

Outside

A five bar gate opens to an extensive block paved driveway which also leads to the front door. There is gated access to both sides of the gardens. On the right hand side, and neatly concealed is a timber framed garden cabin which has power and light and is currently being used by the owners as a dedicated home office. The gardens wrap around three sides of the property and all back onto countryside providing a panoramic outlook. The main part of the garden is laid to lawn with a large flagstone patio area directly to the rear of the house. There are a variety of mature beds and borders throughout the property in addition to fruit and specimen trees giving you a real vibe of being in the country yet close to towns and villages. For the nature lovers you can observe pheasants, hares, little owls, red kites flying over, cows and horses in adjoining fields.

The Location

Buckland is a quintessential Buckinghamshire village, offering a semi-rural setting while remaining exceptionally well connected. Surrounded by rolling countryside, the village enjoys a timeless charm with its leafy lanes, period properties, and welcoming community atmosphere. It's ideally situated for those who value outdoor pursuits, with scenic walks along the nearby canals, easy access to Wendover Woods, and the open green spaces of Aston Clinton Park just minutes away. Despite its tranquil setting, Buckland benefits from excellent transport links. The A41 is close by, offering a fast connection to the M25, while mainline rail stations at Tring and Wendover provide regular services into London Euston and Marylebone, making it an ideal location for commuters. The village also falls within the catchment area for Buckinghamshire's highly regarded grammar schools, further enhancing its appeal for families seeking outstanding educational opportunities. Buckland offers the perfect balance of countryside living with everyday convenience, an idyllic location combining natural beauty, strong transport connections, and access to some of the county's best schooling and outdoor amenities.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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