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HERE TO GET *you* THERE

Buckland Lodge Model Row, Buckland, HP22 5HZ



# Buckland Lodge Model Row, Buckland, HP22 5HZ

## Offers In Excess Of £1,200,000

- FOUR BEDROOM EXTENDED DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL APPOINTED KITCHEN/FAMILY ROOM
- GARAGE
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this truly stunning four bedroom extended detached family home, located within the picturesque Buckinghamshire village of Buckland, near Tring.

Having been extended and beautiful decorated throughout by the current owners, this property offers flexible and versatile accommodation. As you step through the front door you are greeted by a sizable entrance hall with Walnut flooring, that leads into a lounge with double doors opening the dining room, the dinning room also benefits from bi-folding doors that open up to the rear garden. From the entrance is also a home office and a well appointed kitchen/family room, again with bi-folding doors opening to the landscaped rear garden. The kitchen is finished to a exceptional standard and is the heart to this amazing home with Porcelanosa tiles and underfloor heating, a Wren kitchen that was installed in 2018 with Neff appliances, Quooker boiler tap, and a central Island. Leading from the kitchen area is a utility room with plumbing for a washing machine and space for a tumble dryer, with a barn style door leading to the garden. The ground floor also benefits from a cloakroom.

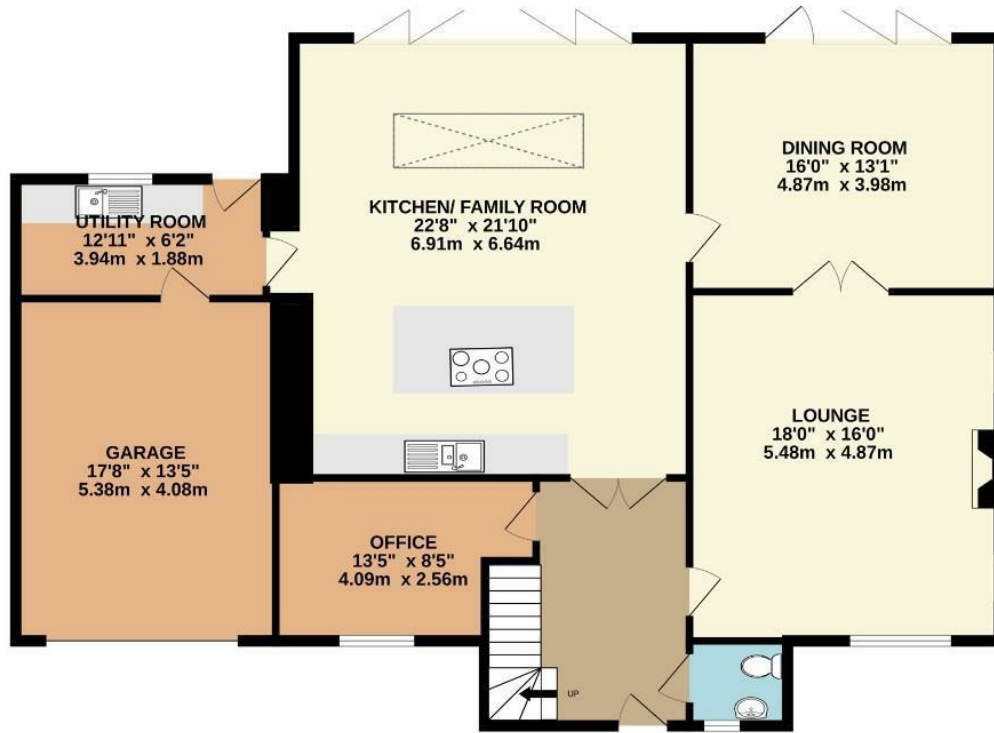
The first floor accommodations comprises; a spacious main bedroom with plenty of storage and a three piece en-suite, a sizeable second bedroom and further two double bedrooms. The first floor also benefits from a four piece family bathroom.

Externally the property has a resin driveway that was installed 2020 and provides ample parking, side access to the generous sized rear garden, that provides a patio seating area and picturesque views over the open countryside.

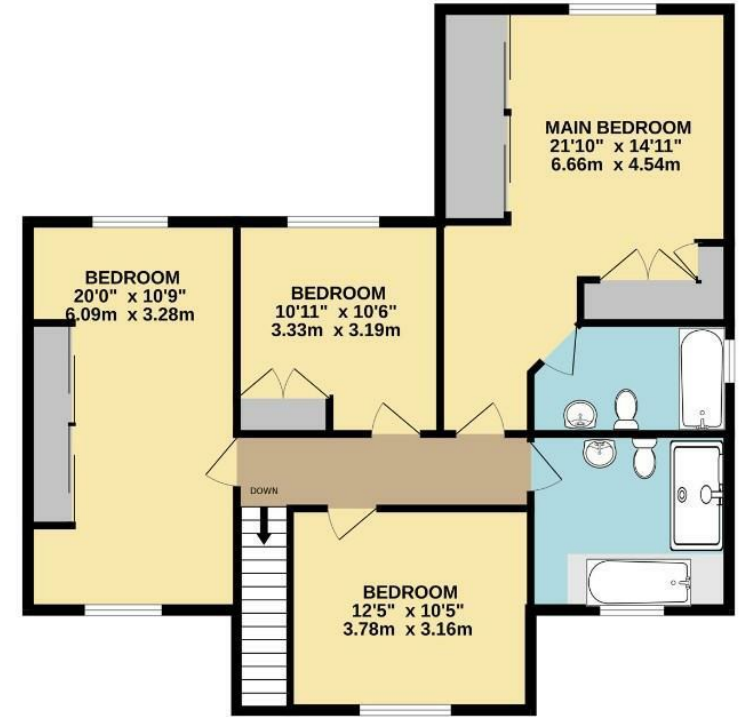
This property also benefits from a garage with its own loft storage.

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GROUND FLOOR  
1512 sq.ft. (140.5 sq.m.) approx.



1ST FLOOR  
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2475 sq.ft. (229.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

## Location

Buckland is a village and civil parish in the Aylesbury Vale district of Buckinghamshire, England. It is situated about 5 miles (8 km) southwest of Aylesbury and 3 miles (5 km) northwest of Tring, Hertfordshire. The village is located near the border between Buckinghamshire and Hertfordshire, within the Chiltern Hills Area of Outstanding Natural Beauty.

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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















