



MODEL ROW BUCKLAND HP22 5HY

MODEL ROW, BUCKLAND, BUCKS, HP22 5HY

£587,500 FREEHOLD

The Hideaway, Moden Row is a beautifully presented three-bedroom end-of-terrace cottage rich in character and offering the perfect balance of peaceful countryside living with excellent commuter convenience.

Thoughtfully and extensively refurbished by the current owners, the home has been finished to a high standard throughout, carefully preserving its charming period features while introducing stylish, contemporary touches.

The property offers three generous double bedrooms, a bright and spacious open-plan sitting and dining room, a downstairs WC/utility, and a beautifully appointed family bathroom featuring a freestanding claw-foot bath. The bespoke, fully equipped kitchen is a true highlight, complete with French doors opening onto the generous private rear garden, an ideal space for relaxing or entertaining family and friends.

Additional benefits include allocated parking for two vehicles, gas central heating, an Aga, built-in wardrobes in all three bedrooms, an entrance porch, full-height loft, side access, and further potential to extend (STPP).

Set within a sought-after village location surrounded by picturesque countryside and far-reaching views, this charming home is offered to the market **chain-free and turnkey**, presenting a rare opportunity for buyers to move straight in and enjoy.

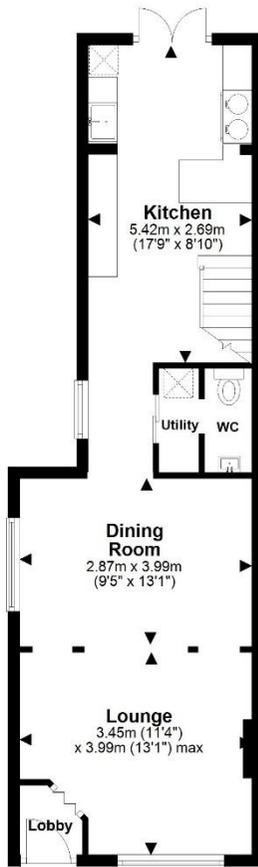
Buckland village is particularly well positioned for commuters, with direct trains to London in under 40 minutes from nearby Tring station, as well as excellent road links to the M1 and M25. The village itself offers a welcoming community atmosphere, with a village hall, scenic walks, and a wide range of outdoor activities within the surrounding Chiltern Hills. Nearby Aston Clinton provides a selection of shops, pubs and restaurants, while the market towns of Tring and Aylesbury offer further amenities. Golf enthusiasts are also well catered for, with several highly regarded courses within easy reach.

Buckland falls within the catchment area for Sir Henry Floyd Grammar School and Aylesbury Grammar School, with Aston Clinton Primary School conveniently located within walking distance.

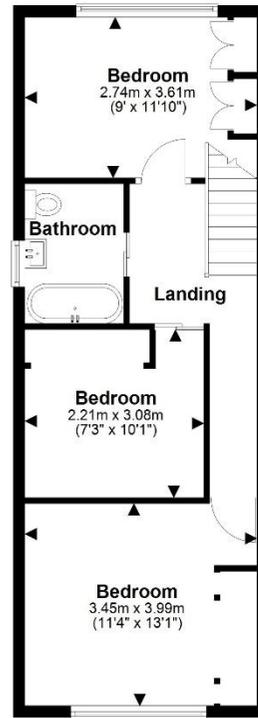




Ground Floor
Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor
Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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TRG 107813 – Version 3
EPC rating – D Council Tax Band -D



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