



MODEL ROW BUCKLAND HP22 5HY



MODEL ROW, BUCKLAND, BUCKS, HP22 5HY

£600,000 FREEHOLD

Model Row, a charming three bedroom end of terrace cottage boasting an abundance of character, charisma and an offering of a true village lifestyle. With exceptional living accommodation throughout this delightful cottage is one not to be missed.

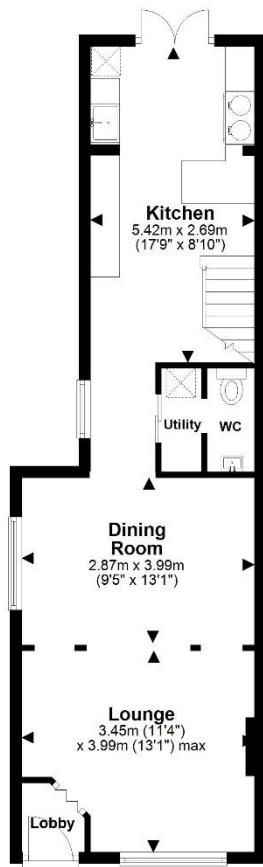
This truly charming cottage is bursting with character, comfort and country elegance. Consisting of three fantastic double bedrooms, a bright and spacious through lounge, downstairs WC / Utility, a beautiful family bathroom with a stylish free standing bath and a lovely fully equipped kitchen which provides patio doors opening out to the generous private rear garden, perfect for entertaining family and guests. Surrounded by picturesque scenery offering stunning views and a real village lifestyle of tranquility. This spectacular home has been fully refurbished by its current owners and designed to a high standard whilst continuing to enhance its wonderful character features and cottage charm. Further benefits include allocated parking for two vehicles, gas central heating, built in wardrobe space, entrance porch, side access and further potential to extend STPP. Without a doubt this exquisite home is set in a sought after location and presented to the market with a view to settle in straight away.

Buckland village is extremely convenient for commuters and families alike with a wonderful community atmosphere and beautiful church. Buckland falls in the catchment for the Sir Henry Floyd Grammar and Aylesbury Grammar Schools, both with excellent reputations and Aston Clinton Primary School is within brisk walking distance. There are shops, pubs and restaurants in abundance in Aston Clinton and further amenities at Tring and Aylesbury. Golfers are spoilt for choice with several courses within easy reach.





Ground Floor
Approx. 45.7 sq. metres (491.4 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

Plan produced using PlanUp.

TRG 107813 – Version 2
EPC rating – D Council Tax Band -D



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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

