



Buckland Wharf, Buckland  
£425,000



## Buckland Wharf

### Buckland

- Off-Street Parking to the Rear (3 spaces)
- Situated in a popular village setting
- Good transport links
- Convenient layout with reception space for flexible living
- Convenient local amenities nearby: local shops, GP surgery, and schooling
- Beautifully Presented Two-Bedroom, Two-Bathroom Semi-Detached Cottage
- Bright Open-Plan Lounge and Dining Space
- Generous and Private Rear Garden
- Modern Kitchen Fitted With Ample Storage & Cupboard Space
- Fully Converted Loft Room

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.



The ground floor features a bright and spacious open-plan lounge and dining area, perfect for both relaxing and entertaining. Large windows fill the space with natural light, creating a warm and airy environment. The modern kitchen is thoughtfully designed with ample storage and work surfaces, balancing style and practicality for everyday living.

Upstairs, both bedrooms are generously proportioned, with the principal benefiting from an en-suite, and the second bedroom served by a stylish family bathroom. A fully converted loft room provides versatile additional space, ideal for a guest room, hobby area, or extra storage. Further enhancing the property is a dedicated study or dressing room, offering a quiet space for home working or personal organisation.

Externally, the cottage features a private rear garden and off-street parking, providing convenience for both residents and visitors. The location is particularly advantageous for commuters, with nearby transport links including a local station and easy road connections. Local shops, a GP surgery, and well-regarded schools are all within easy reach.

This charming cottage offers the perfect balance of village tranquillity, modern comfort, and excellent connectivity. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## Buckland Wharf Buckland, HP22

Approximate Gross Internal Area

Ground Floor = 37.3 sq m / 401 sq ft

First Floor = 36.4 sq m / 392 sq ft

Second Floor = 12.7 sq m / 137 sq ft

Total = 86.4 sq m / 930 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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