



Ballards Row, College Road South,  
Aston Clinton, Buckinghamshire HP22 5EY

**TIM RUSS**  
& COMPANY





Ballards Row  
Aston Clinton  
HP22 5EY

- Sitting Room with Wood Burner
- Kitchen
- Double Bedroom
- Nicely Fitted Bathroom
- Pretty Cottage Garden and Courtyard

A delightful Grade II Listed cottage, full of character,  
situated in the village of Aston Clinton  
with a pretty cottage garden.

**£280,000 Freehold**

**TIM RUSS**  
& COMPANY



## The Property

Forming part of a row of six similar cottages is this beautiful, Grade II listed cottage dating back to the early 19<sup>th</sup> Century. The cottage is full of character with features such as the thatched roof, exposed beams, stable doors and wood burning stove. The accommodation comprises: sitting room, kitchen, a good sized bedroom with a large wardrobe cupboard and a bathroom fitted with a white suite including a roll top bath.

## Outside

To the front of the property is a lovely secluded garden which enjoys a sunny southerly aspect and is mainly laid to lawn with well stocked flower and herbaceous borders running along either side. At the rear of the garden is a good sized shed and a circular patio. To the rear of the property is a gravelled courtyard and a further large shed and log store. There is no allocated parking for the property but ample street parking close by.

## Additional Information

Council Tax Band: C

### Location

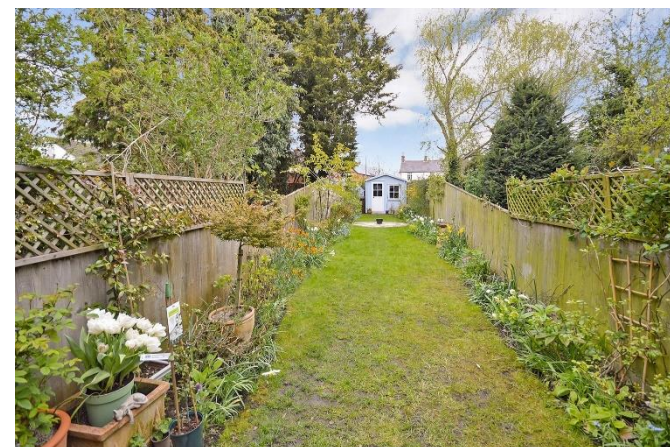
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's 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.

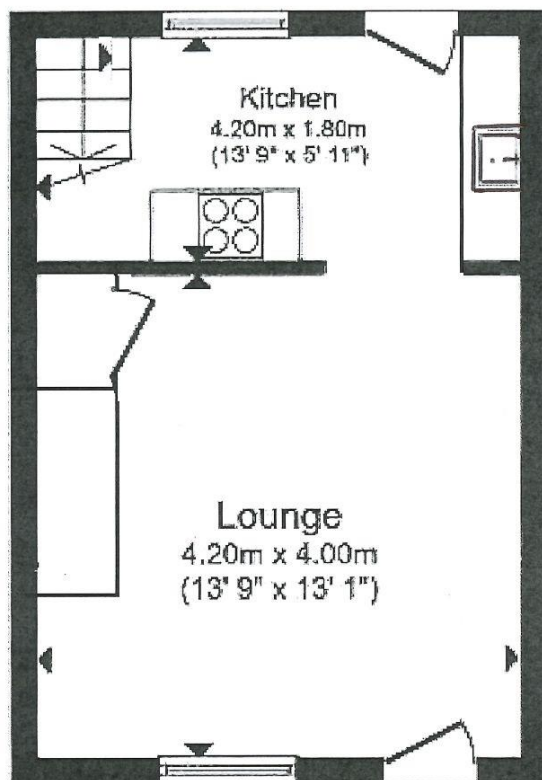
## Directions

Entering Aston Clinton from the London and Tring direction, turn right just before The Bell pub, into Green End Street. Follow the road which then bends to the left, take the next turning on the right into College Road South and the property is immediately found on the last house on the left hand side.

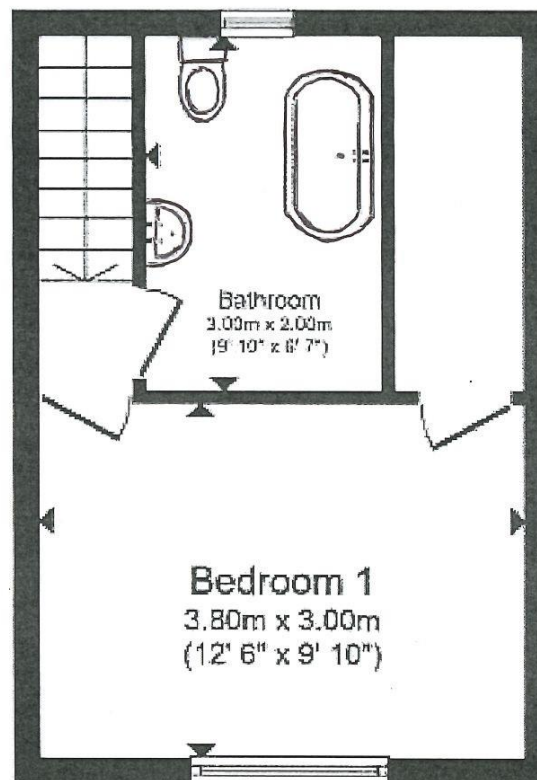
## Viewings

Strictly by appointment only.





**Ground Floor**



**First Floor**

Total floor area 50.0 sq. m. (538 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by [audisagent.com](http://audisagent.com)

4 Chiltern Court, Back Street, Wendover, HP22 6EP

**T: 01296 621177**

E: [wendover@timruss.co.uk](mailto:wendover@timruss.co.uk)

**[www.timruss.co.uk](http://www.timruss.co.uk)**

**TIM RUSS**  
& COMPANY

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.