



Bishopstone Road, Stone, Buckinghamshire, HP17 8QR

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bonners & babingtons



A wonderful opportunity to acquire this well presented and modern four bedroom detached family home benefiting from a paddock which adjoins directly to the rear of the property. This house is located within the highly regarded village of Stone with excellent schools, amenities and transport links close by in Haddenham & the town of Aylesbury.

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Guide Price - £650,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- PADDOCK / LAND
- OPEN PLAN LIVING
- MODERN INTERIOR
- MASTER BEDROOM WITH ENSUITE
- KITCHEN / DINER
- UTILITY ROOM
- TWO RECEPTION ROOMS
- FURTHER EXTENSION POTENTIAL
- NO UPPER CHAIN!



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## Stone Village

Stone village is situated on the edge of the Rothschild Estate of Eythrope. There is a bridle path leading into The Rothchild's Eythrope and Waddesdon Estate which is ideal for riding, cycling or walking. The property is located in a quiet and convenient location between Aylesbury and Thame.

These market towns provide a wide range of shopping facilities with a more extensive range of amenities and facilities available in Oxford, High Wycombe, Bicester and Milton Keynes. Communications in the area are excellent with a mainline rail service from Haddenham and Thame Parkway to London Marylebone or Birmingham. There is also a choice of service into London from Aylesbury. There is good access to the M40 motorway at Junctions 7 or 8A for London and the Midlands motorway network.

Buckinghamshire is renowned for its range of excellent state and private schools including boys and girls grammar schools in Aylesbury and private schools such as Ashfold and Swanbourne.



## Description

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The property accommodation comprises of the following, entrance hallway with downstairs toilet, a study / second reception room with functioning fireplace, perfect for those cold winter evenings, a good sized living room with sliding patio doors opening to the rear garden as well as a modern, light and airy kitchen / diner with separate utility room with plumbing for white goods.

Upstairs you will find a large master bedroom with bespoke built in wardrobes and a newly fitted ensuite shower room with walk in shower, a guest bedroom with beautiful views overlooking the garden and paddock land as well as two further double bedrooms and a family bathroom with bath and overhead shower. Depending on the purchaser's requirements, bedroom 3 can be used as a dressing room as this is located directly next door to the master bedroom and has a door linking to the two. (Please refer to the floorplan or virtual tour provided).

To the rear, sliding doors from the kitchen / dining room lead you out to a good sized, sunny rear garden with patio area, perfect for alfresco dining during the summer months as well as side access and access into the garage which has power.

The paddock is owned by the current owners and is currently being used as an extended garden which has a large shed, which can be used for storing all sorts of household items or gardening equipment. The land adjoins directly on to the garden which can be accessed via a small picket fence.

To the front, a front garden mainly laid to lawn, large, gravelled driveway with parking for 2/3 vehicles, a garage with power and ample on street parking.

Other notable features include, oil fired central heating system (Newly installed boiler & oil tank), double glazed windows throughout and loft storage space.





### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

Oil fired central heating system, mains water, electric and drainage.

#### EPC Rating

D

#### Local Authority

Aylesbury Vale Council

#### Post Code

HP17 8QR

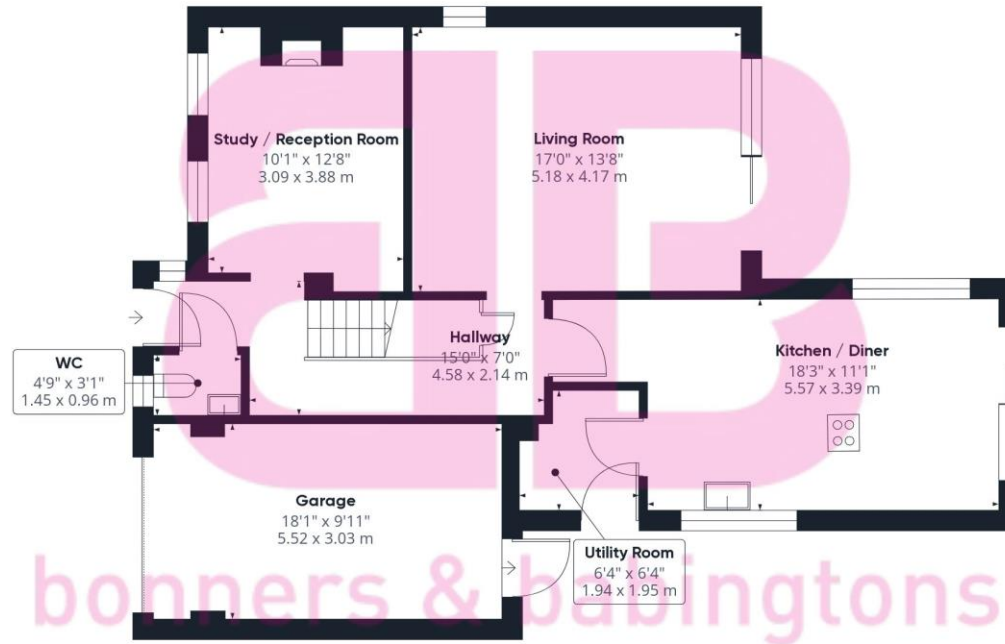
#### Viewing

Strictly by appointment with Bonners & Babington's

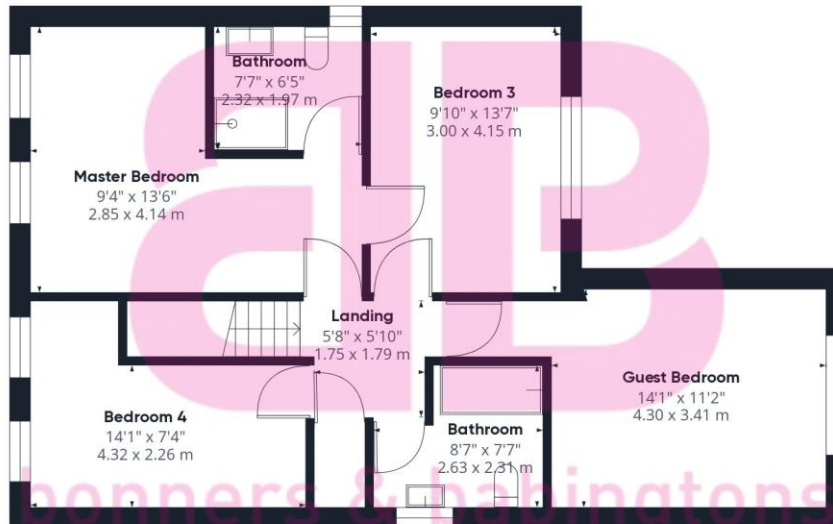
#### Fixtures and Fittings

Via separate negotiations





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1898.75 ft<sup>2</sup>

176.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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