

**Eythrope Road, Stone, Buckinghamshire, HP17 8PH**



- \* LIVING ROOM \* FAMILY ROOM \* STUDY**
- \* LUXURY KITCHEN/BREAKFAST ROOM \* CONSERVATORY \* MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE**
- \* FIVE FURTHER BEDROOMS \* TWO EN-SUITES \* FAMILY BATHROOM \* DOUBLE GARAGE**

An executive detached family residence set in an enviable location on the edge of the popular village of Stone within walking distance of local amenities, infant and junior schools and located close to the Rosthchild Eythrope Country Estate. The property has 3 years remaining on the NHBC warranty and was built to a high specification with spacious and well proportioned accommodation throughout.

**£990,000 Freehold**

## ACCOMMODATION

### ENTRANCE

Overhung storm porch covering Oak and glazed front door to:

### ENTRANCE HALL

Tiled flooring, underfloor heating, understairs storage cupboard and hanging space for cloaks, twin Oak door to lounge, further Oak doors to dining room, study, family room, kitchen/diner and cloakroom, stairs rising to the first floor and Oak balustrade.

### CLOAKROOM

Obscure double glazed window to the side aspect, low level w.c., wash hand basin with cupboard under, tiled flooring and underfloor heating.

### LOUNGE

*22' 1" x 12' 9" (6.73m x 3.88m)*

Twin French doors to the rear garden, magnificent central open fireplace with exposed brickwork and Oak beam, underfloor heating.

### DINING ROOM

*13' 11" x 10' 10" (4.24m x 3.30m)*

Double glazed window to the front aspect, underfloor heating.

### FAMILY ROOM

*13' 5" x 8' 11" (4.09m x 2.72m)*

Double glazed window to the front aspect, underfloor heating.

### STUDY

*13' 5" x 7' 10" (4.09m x 2.39m)*

Double glazed window to the front aspect, underfloor heating.

### CONSERVATORY

*16' 9" x 10' 10" (5.10m x 3.30m)*

Brick base and double glazed construction with double glazed French doors to the rear garden, tiled flooring and underfloor heating.

### KITCHEN/BREAKFAST ROOM

*18' 4" x 11' 0" (5.58m x 3.35m)*

Double glazed window to the rear aspect, a luxury fitted kitchen comprising a range of storage units at base and eye level, Granite work surface areas, inset one and a half bowl stainless steel sink unit with mixer tap over, underfloor heating, gas Range cooker with extractor hood over, integrated fridge freezer, dishwasher and microwave, breakfast area opens to conservatory and utility, tiled flooring, underfloor heating, inset spotlights.

### UTILITY ROOM

*11' 0" x 5' 11" (3.35m x 1.80m)*

Double glazed window and door to the rear garden, inset stainless steel single drainer sink unit with mixer tap, a range of storage cupboards at base and eye level, Granite work surface areas, spaces for a washing machine and tumble dryer, fitted water softener, wall mounted gas boiler.

### FIRST FLOOR LANDING

Twin Oak doors to airing cupboard and built in cupboard with shelving, stairs and Oak balustrade leading to second floor landing, Oak doors to bedrooms one, two, three, four and family bathroom.

### BEDROOM ONE

*12' 10" x 11' 5" (3.91m x 3.48m)*

Master suite with double glazed window to the rear and side aspects, twin built in cupboards with lighting and shelving, opens to dressing room and en-suite, radiator.

### DRESSING ROOM

Double glazed window to the rear aspect, a range of built in wardrobes with hanging rail and shelving, radiator.

### EN-SUITE

Panelled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with cupboard under, low level w.c., shower cubicle with built in shower and totally tiled splash back area, built in cupboard, heated towel rail.

### BEDROOM TWO

*13' 7" x 11' 0" (4.14m x 3.35m)*

Double glazed window to the rear aspect, radiator, door to en-suite.

### EN-SUITE

Tiled shower cubicle with built in shower, low level w.c., wash hand basin set in vanity unit with mixer tap over, tiled flooring, heated towel rail.

### BEDROOM THREE

*10' 11" x 10' 7" (3.32m x 3.22m)*

Double glazed windows to the front and side aspects, radiator, door to en-suite.

### EN-SUITE

Tiled shower cubicle with built in shower, wash hand basin set in vanity unit with mixer tap over, low level w.c., tiled flooring, heated towel rail.

## BEDROOM FOUR

10' 11" x 10' 7" (3.32m x 3.22m)

Double glazed window to the front aspect, radiator.

## BATHROOM

Obscure double glazed window to the front aspect, a 'P' shaped shower bath with mixer tap and shower over with shower screen, low level w.c., wash hand basin set in vanity unit with mixer tap over, tiled flooring, heated towel rail.

## SECOND FLOOR LANDING

Doors to bedrooms five, six and further bathroom.

## BEDROOM FIVE

17' 6" x 12' 6" (5.33m x 3.81m)

Skylight to the rear aspect, eaves storage, a range of built in wardrobes with hanging space and shelving.

## BEDROOM SIX

17' 1" x 12' 6" (5.20m x 3.81m)

Skylight to the rear aspect, eaves storage, a range of built in wardrobes with hanging space and shelving.

## BATHROOM

Skylight window, panelled enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap set in vanity unit, low level w.c., tiled flooring, heated towel rail.

## OUTSIDE

### GARAGE & PARKING

Twin timber gates leading to gravel driveway and turning area providing off road parking for several vehicles. Detached double garage with two sets of twin timber doors, personal door leading to the rear garden.

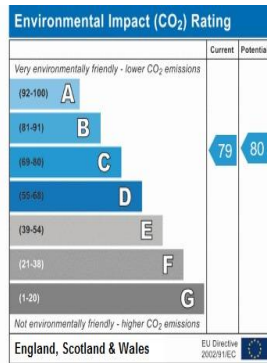
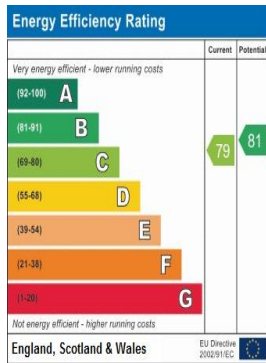
### FRONT GARDEN

Post and rail fencing with Beech hedging, lawn area, flower and shrub beds, ample shingled area providing off road parking.

### REAR GARDEN

Extensive rear garden backing onto open farmland, set in two defined areas with formal lawns, shaped flower and shrub borders, trellising with climbing plants dividing to further lawned area, timber summer house, greenhouse.





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