

Rolf's Hollow

84 Eythrope Road | Stone | Bucks | HP17 8PG



Price £895,000

ACCOMMODATION

Detached Grade II Listed character cottage
Sitting room with exposed beams
Family room with beams and fireplace
Bespoke kitchen with space for Aga
Utility room and downstairs cloakroom
Main bedroom, dressing area & ensuite
Two further bedrooms & family bathroom
Two outbuilding with further living space
Surrounding mature gardens & two ponds
Ample driveway parking for many vehicles



A detached Grade II listed cottage situated in a lovely location on the edge of the picturesque Rothschild Estate in Eythrope. This rambling cottage offers spacious accommodation as well as having useful outbuildings which are currently being used for entertainment with snooker table and bar area with accommodation on the first floor. The main property has dual aspect sitting room to enjoy the gardens as



well as having vaulted ceilings and fireplace with wood burning stove. There is a door with staircase leading to two of the bedrooms with the 2nd bedroom having an en suite. The kitchen has a wealth of character and a range of units with appliances and space for Aga with door to utility room. The main bedroom is accessed from the staircase in the dining room and benefits from a spacious dressing area and en suite bathroom with shower cubicle. Externally the gardens are a total delight being set in approximately an acre of mature gardens with two ponds, established trees and extensive patio

KEY FEATURES

- Detached cottage situated in spacious and semi rural plot in Eythrope
- Set in approximately one acre of mature gardens with two ponds
- Outbuildings offering extra accommodation with games room and bar
- Ample driveway allowing off road parking for several cars / motor home
- Short drive to Thame & Haddenham Parkway Station & M40 nearby
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view



STONE

Eythrope is situated on the edge of Stone and is linked from Thame to Aylesbury by the A418 and either of the market towns can be easily accessed. Thame & Haddenham Parkway Station is a short driveway giving excellent links to both London Marylebone as well as Birmingham and Oxford. The village has a useful local shop and a popular Village Hall and primary school. The renowned Hartwell House & Spa owned by the National Trust are in close proximity and offers a wonderful experience for meals & afternoon tea. There is an extensive range of countryside walks and bridleway linking the local villages. There is a choice of excellent Grammar and Secondary schools to be found within Aylesbury and local area.

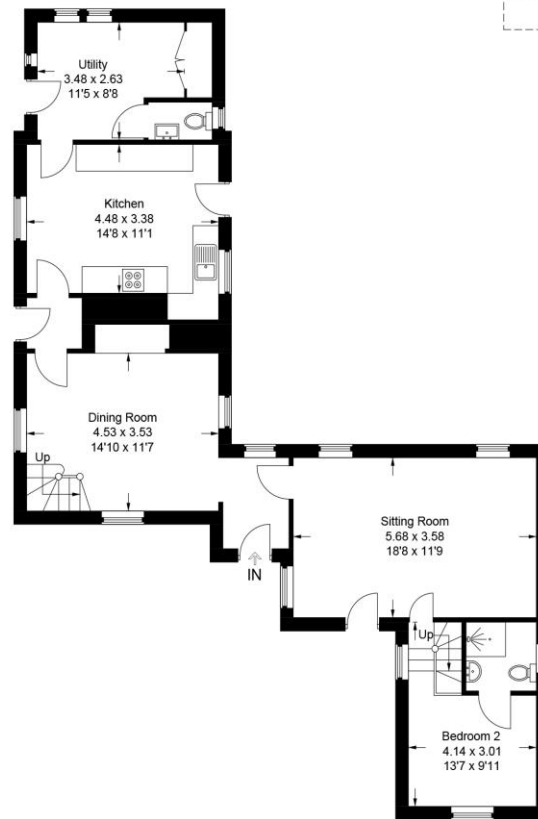
Local Authority – Bucks County Council

Council Tax - D

EPC - E

Rolf's Hollow, 84 Eythrope Road

Approximate Gross Internal Area
Ground Floor = 85.2 sq m / 916.8 sq ft
First Floor = 49.9 sq m / 537.6 sq ft
Outbuilding = 119.0 sq m / 1,280.4 sq ft
Total = 254.1 sq m / 2,734.8 sq ft

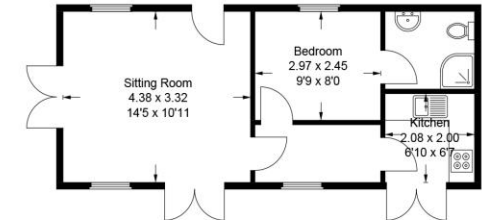


Ground Floor

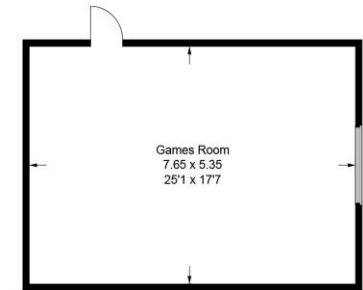
= Reduced headroom below 1.5m / 5'0



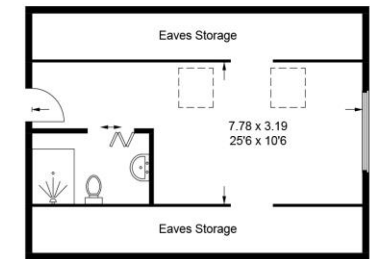
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)
Outbuildings

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.