

Stone

51 Eythrope Road | Stone | Bucks | HP17 8PH



Price £350,000

ACCOMMODATION

A delightful 2 bedroom Victorian cottage
Sitting room with stable door to front
Light & airy extended kitchen/dining room
Bi fold doors opening into the gardens
Main double bedroom with sash windows
Second bedroom with range of wardrobes
Bathroom with bath & separate shower
Replacement UPVC sash windows
Immaculately presented throughout
Cottage style gardens with patio area



This delightful Victorian cottage is situated with in a semi rural location in Eythrope and a short walk down a private road to picturesque Rothschild land with historical properties and weir. The property is beautifully presented throughout and entered via a wrought iron gate with cottage style garden and original tiled flooring to the stable front door. There is a spacious sitting / dining room with gas woodburner,



storage and shelving and understairs cupboard with stairs rising to the first floor. The kitchen / sitting room has been extend to create a light and airy room with sky lights and bi folding doors open into the attractive and well maintained cottage garden and patio area. There is a good range of Shaker style units and tiled flooring with electric underfloor heating. On the first floor there is a pretty main bedroom with sash windows to the front aspect. The second bedroom has a range of built in wardrobes and steps leading down to the bathroom. To the rear of the garden there is a greenhouse and single garage and parking for one car

KEY FEATURES

- A delightful and beautifully presented 2 bedroom Victorian cottage
- Situated in a semi rural location within a row of picturesque cottages
- Within a short walk to Rothschild land with pretty walks over the weir
- Set on a popular and regular bus route to Oxford and Aylesbury
- Thame and Haddenham Parkway Station a short drive away
- Well maintained cottage gardens to both the front and rear with garage
- 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.

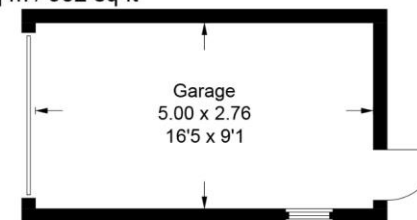
Local Authority – Bucks County Council

Council Tax - D

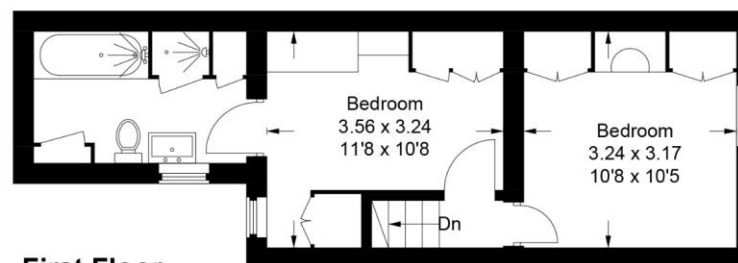
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51 Eythrope Road

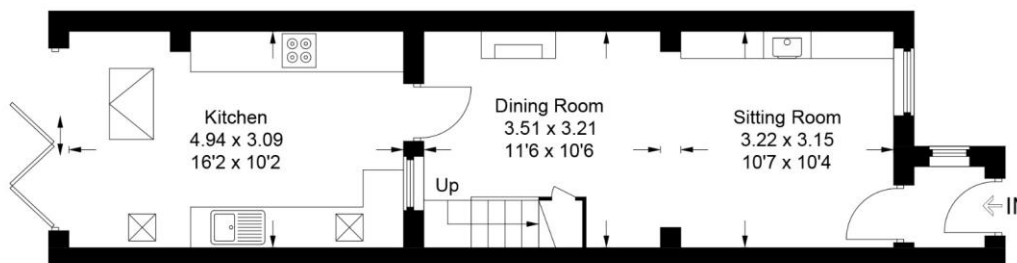
Approximate Gross Internal Area
Ground Floor = 41.2 sq m / 443 sq ft
First Floor = 29.0 sq m / 312 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 83.9 sq m / 902 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor

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.