



## THE SPIERT, STONE, AYLESBURY

**£575,000**  
**FREEHOLD**

A stunning FOUR BED DETACHED family home situated in a cul-de-sac location in the sought after village of Stone. The property benefits from: GARAGE AND DRIVEWAY FOR SEVERAL CARS - Recently redecorated to high standard - REFITTED BATHROOM AND ENSUITE - Landscaped rear garden.



# THE SPIERT

• STONE VILLAGE • CUL DE SAC LOCATION • FULLY  
DETACHED FAMILY HOME • FOUR  
BEDROOMS • GARAGE AND DRIVEWAY FOR SEVERAL  
VEHICLES • EXTENDED KITCHEN • DOWNSTAIRS  
CLOAKROOM AND UTILITY • LANDSCAPED REAR  
GARDEN • REFITTED FAMILY BATHROOM AND EN  
SUITE • TWO RECEPTION ROOMS PLUS  
CONSERVATORY



## LOCATION

Stone is situated to the south west of Aylesbury and has good transport links by road to the M40 and by rail into London Marylebone at nearby stations in Aylesbury and Haddenham. Stone has a well-regarded combined Church of England School and amenities in the village including a convenience store, petrol station, Indian restaurant and local pub. The village is surrounded by open countryside with many opportunities for dog walking.

## ACCOMMODATION

This exceptional four bedroom detached house offers a wealth of quality features and stylish design throughout. Upon entering the property, you are welcomed by a spacious entrance hall with elegant Amtico flooring, setting the tone for the rest of the home. The downstairs cloakroom is conveniently located, offering further practicality.

The living room is generously sized, with Amtico flooring, flowing seamlessly into the dining room, creating an open, airy atmosphere. The dining room then leads through bi-folding doors to the conservatory, which is also finished with Amtico flooring, allowing for a bright, versatile space that can be enjoyed all year round.

The modern kitchen is a standout feature of the home, offering sleek, integrated appliances including

a dishwasher, fridge/freezer, and space for a range-style cooker and American-style fridge/freezer. The built-in breakfast bar provides space for bar stools, creating a casual dining area. Karndean flooring laid. Adjacent to the kitchen is the utility room, also fitted with Karndean flooring and offering space for various appliances.

Upstairs, the property offers four well proportioned bedrooms, providing ample space for family or guests. The master bedroom benefits from a refitted en suite bathroom, offering a contemporary space. The family bathroom has also been refitted to the highest standard, providing a sleek and modern setting for all.

Outside, the landscaped garden is a true highlight. A paved patio area provides the perfect spot for outdoor dining or relaxation, while the artificial lawn offers a low-maintenance yet green and inviting space for the family to enjoy. The front of the property features a recently laid driveway that provides ample parking space, as well as access to the garage for additional storage.

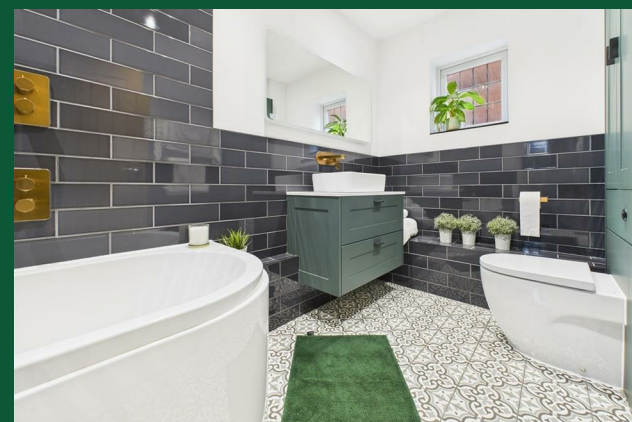
This property is the perfect blend of modern living, practical spaces, and quality finishes, ideal for those looking for a move-in ready family home.

## AGENTS NOTE

EV charger will be taken.



## THE SPIERT









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### ADDITIONAL INFORMATION

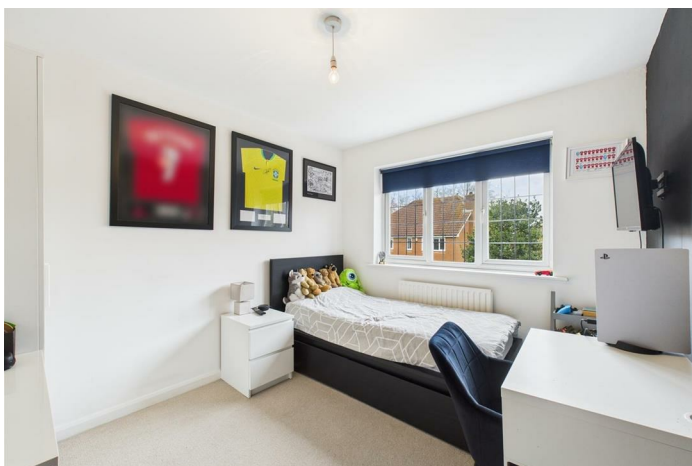
**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1517.08 sq ft

**Tenure** – Freehold





Total Area: 136.7 m<sup>2</sup> ... 1472 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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