

2 Bedroom
Link Detached
Victorian Home

VILLAGE LOCATION

12 Eythrope Road, Eythrope
Stone, Bucks HP17 8PG



TO ARRANGE A VIEWING CONTACT
[WESOLDIT.CO.UK](https://www.wesoldit.co.uk) ON [HELLO@WESOLDIT.CO.UK](mailto:hello@wesoldit.co.uk)



EYTHROPE

Eythrope, is a hidden gem offering rural charm, seclusion, and character in abundance. Set within the historic Waddesdon Estate, the area is known for its natural beauty, with open countryside, riverside walks along the Thame, and an exclusive, peaceful atmosphere. Homes here are few and far between, making it ideal for those seeking a quieter lifestyle without feeling cut off. Nearby Stone provides everyday essentials including a village

THIS HOME FEATURES

LINK DETACHED
TWO BEDROOMS
LOUNGE/DINING ROOM
FITTED KITCHEN
ENCLOSED GARDEN
FITTED BATHROOM
CLOAK & SHOWER ROOM
POPULAR VILLAGE LOCATION

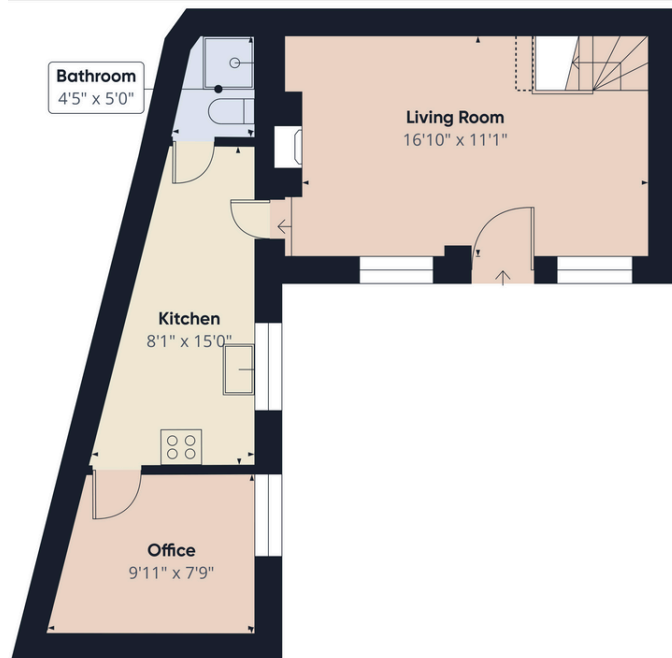
shop, pub, and well-regarded primary school, while Aylesbury offers grammar schools, shopping, and fast rail links to London Marylebone. For buyers looking to combine heritage, nature, and convenience, Eythrope stands out as one of Buckinghamshire's most desirable and discreet rural locations.

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK

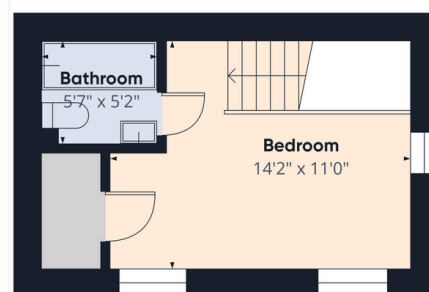
WeSoldIt are delighted to present this characterful Two-Bedroom Home in Eythrope. Set in this peaceful hamlet, this unique link-detached home combines rustic charm with modern comfort. The ground floor offers a lounge/dining room, modern kitchen, shower room with WC, and a flexible bedroom or study. Upstairs, a striking mezzanine bedroom with vaulted ceiling includes an en-suite bathroom. The front garden is laid to gravel and can serve as a sitting area or off-road parking via a five-bar gate and dropped kerb. Well-presented throughout with gas central heating, this is a rare opportunity to enjoy a characterful home in one of Buckinghamshire's most desirable rural settings.







Floor 0



Approximate total area
1000'

Approximate

38

Reduced

2

(1) Excluding bal

Reduced

Calculations refer
to standard 1/4
approximate an
floor plan is inter

GIRA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

