



PROUDLY PRESENTED BY AMY LEE

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In partnership with Nested

Welcome to

# Kingswood Belle Vue





## About this House

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Welcome to Kingswood; a charming, detached 4-bedroom single story property that perfectly blends mod-ern living with rural charm. Featuring a principal suite with a dressing room, expansive out-door spaces & an abundance of local amenities.

Discover a tranquil haven where contemporary comfort meets countryside serenity. Nestled on a quiet no-through lane bordering the Eythrope National Heritage Park, this delightful bunga-low promises a lifestyle of relaxation, entertaining and family joy.

### Modern Living Spaces

Step inside to find a spacious living room adorned with a granite fireplace, remote-control gas fire and USB power points for convenience. The dining space is currently set for entertaining, but can easily transform into a further sitting room, reading room or alternative home office. This would free up the existing office for use as an additional bedroom.

The kitchen is a culinary dream and is truly the heart of the home. Its open-plan cooking and dining experience creates the perfect environment for both family meals and entertaining. The room boasts Cooke & Lewis base units and a locally sourced granite countertop from Marble Workshop in Haddenham - all stylishly lit by LED spotlights. There is a four-way tap providing hot, cold, filtered cold, and boiling water on demand and the kitchen is fitted with a water softener.





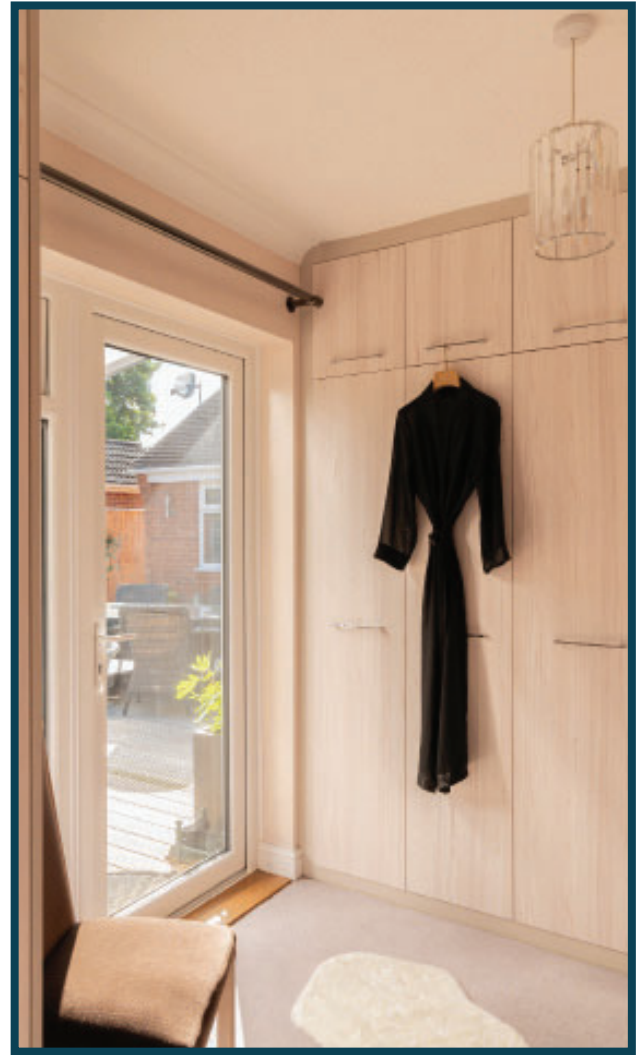
## Comfort and Connectivity

The home is equipped with category A rated double glazed windows, a Yale security alarm system, full fibre internet provided by Rapid Rural, and ethernet cabling throughout; ensuring you stay connected and secure. The partially boarded and fully insulated loft offers ample storage while the office - previously a fifth bedroom - is perfect for remote work and features a decorative fireplace.

## Luxurious Retreat

The principal suite is a sanctuary of peace, featuring a private shower room with a waterfall Aqualisa Quartz shower. It has direct access to the breakfast terrace, a dressing room with patio access, and splendid garden views. Two additional double bedrooms, one with jack and jill bathroom access, provide comfortable accommodation for family and guests.

The 4th bedroom is utilised as the principal dressing room. However, it can easily be transformed back into a comfortable bedroom.







## Outdoor Oasis

The south-easterly facing garden is an entertainer's dream. Imagine summer evening dining on the expansive decking, relaxing in the covered hot tub area, or enjoying the outdoor BBQ and bar.

Multiple terraces, including a breakfast terrace accessible from the principal bedroom, offer serene spots to unwind and enjoy.

The garden also features a summer house equipped with lighting & power, making it ideal for a small office or hobby space. Adjacent to the summer house, you'll find an orchard with apple, plum, and pear trees as well as two wildlife ponds and a charming herb garden. Additionally, there is a timber-framed outbuilding currently used as a bikeshed and a further outbuilding with lighting and electricity, providing versatile storage solutions.







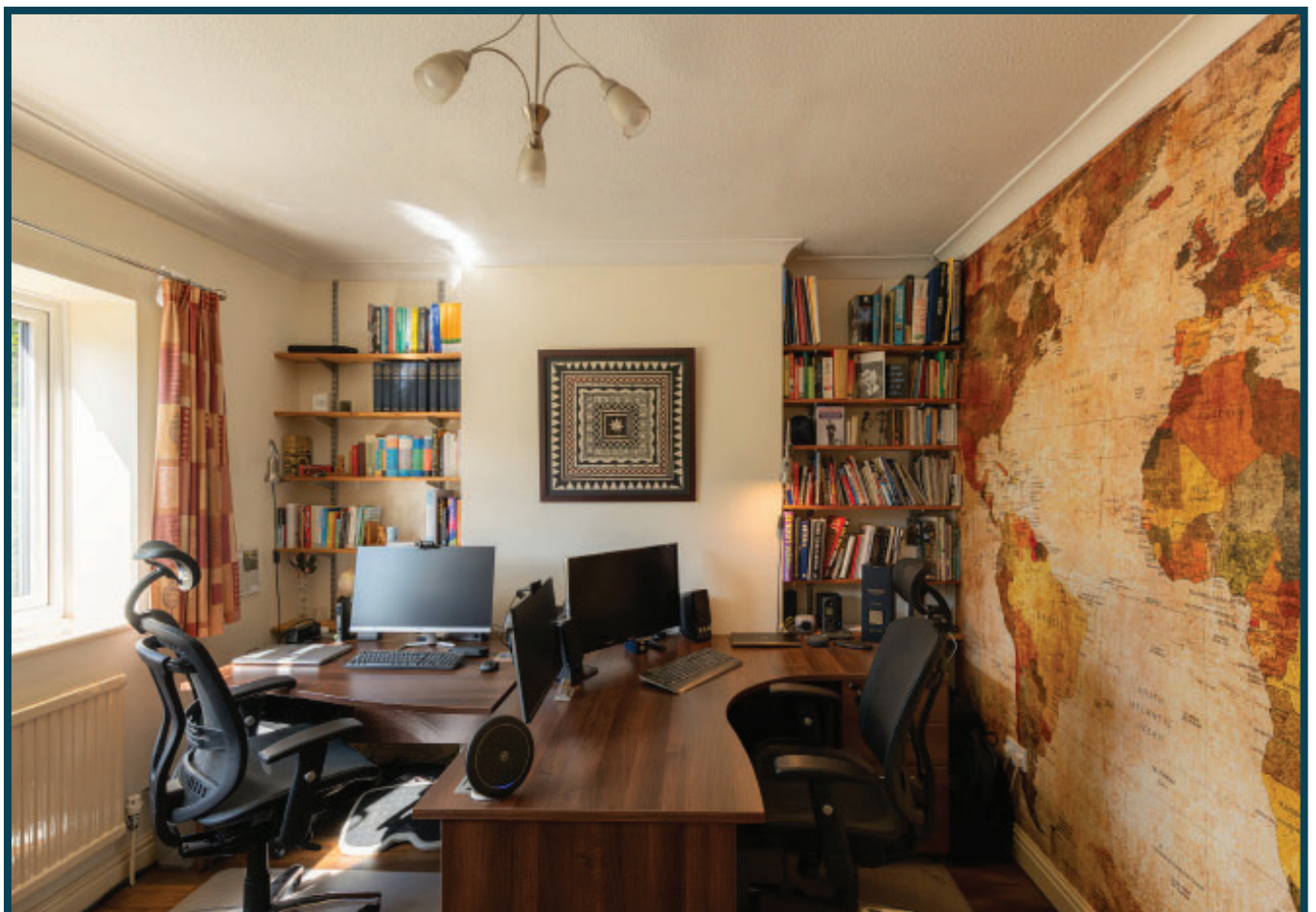
## Functional Living

Designed with keen gardeners and countryside explorers in mind, this home offers exceptional functionality and convenience. Enter through the boot room, where you can leave wet and muddy clothing behind before stepping into the adjoining shower room.

The office features a stylish map print, adding a touch of sophistication and inspiration. Equipped with a direct fibre line, the speeds and reliability are suitable for any professional or personal requirements.

Easily convertible into a further bedroom, its design and layout make it an ideal space for guests or family members, providing you flexibility to adapt.

The house boasts ample storage options, including a spacious 135 sq ft utility room. There is a double garage with electric doors and a consumer unit suitable for charging electric cars.



# The finer details

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## Bedrooms

4

## Reception Rooms

3

## Bath/Shower Rooms

3

## Garage

Double with electric doors

## Parking

Double garage, Driveway for up to 3 vehicles & street parking

## Acreage

Approx 0.29

## Services

Mains water, electricity and gas

## EPC

C

## Council Tax Band

F

## Local Authority

Buckinghamshire Council

## Flood Risk

No

## Conservation Area

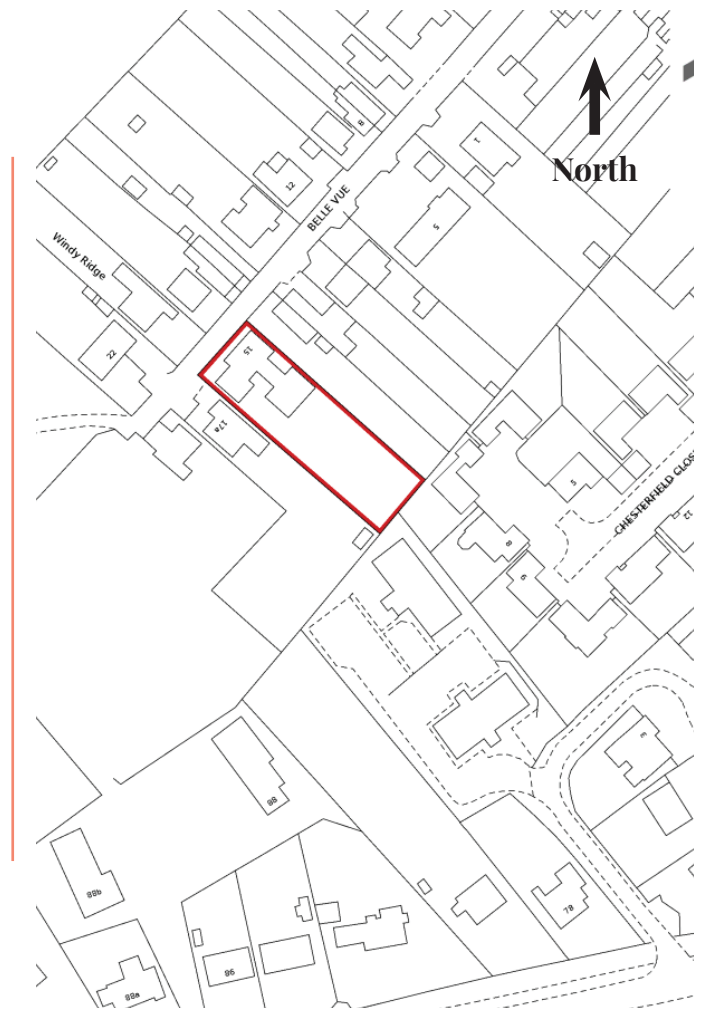
No

## Planning History

Date- 01/01/1983

Plan- Extensions and Alterations

Status- Approved



## Towns

Aylesbury 2.4 miles

Haddenham 4.2 miles

Thame 7.8 miles

Oxford 24 miles

London 47 miles

## Train Stations

Aylesbury Station 2 miles

Haddenham & Thame Parkway 5 miles

# Floorplan

## Belle Vue, Stone, Aylesbury, HP17

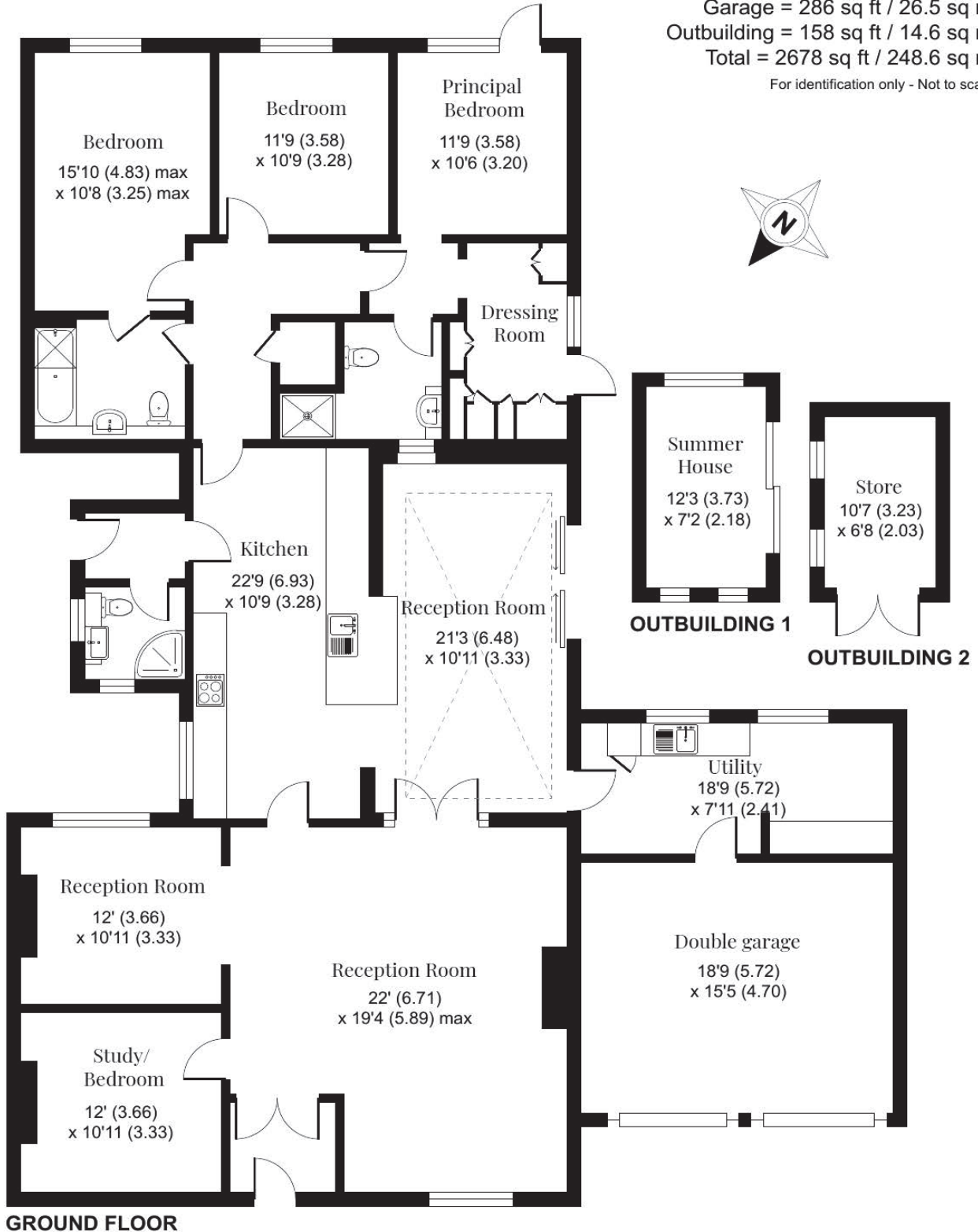
Approximate Area = 2234 sq ft / 207.5 sq m

Garage = 286 sq ft / 26.5 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 2678 sq ft / 248.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Oak and Ivy Estates Ltd T/A Nested. REF: 1161460

# Welcome to Stone, Aylesbury

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## About the area

Nestled in the heart of Buckinghamshire, Stone is a picturesque village that offers the perfect blend of rural charm and modern convenience. Situated just a few miles from the bustling town of Aylesbury, Stone provides an idyllic countryside lifestyle whilst still being close to essential amenities and vibrant community life.

## Village Highlights

Stone is renowned for its beautiful landscapes, historic architecture, and tranquil atmosphere. The village is surrounded by scenic walking and cycling routes, making it a haven for nature lovers and outdoor enthusiasts. One of the standout features of Stone is its proximity to the Eythrope National Heritage Park and the expansive Rothschild Estate, offering residents miles of picturesque footpaths and bridleways to explore.

## Local Amenities

Despite its peaceful rural setting, Stone boasts a variety of local amenities that cater to daily needs and add to the village's charm. The village Co-op post office provides essential services, while the farm butchery offers fresh, locally sourced meats. Gift and interior shops provide unique shopping experiences, and the highly-rated local Indian restaurant is a favorite among residents for its delicious cuisine and welcoming atmosphere.

Just a mile away, the luxurious Hartwell House and Spa offers a retreat for relaxation and rejuvenation with its exclusive members' spa and indoor pool. The nearby town of Aylesbury provides a broader range of amenities, including shopping centers, supermarkets, healthcare facilities, and entertainment options.

## Education and Transport

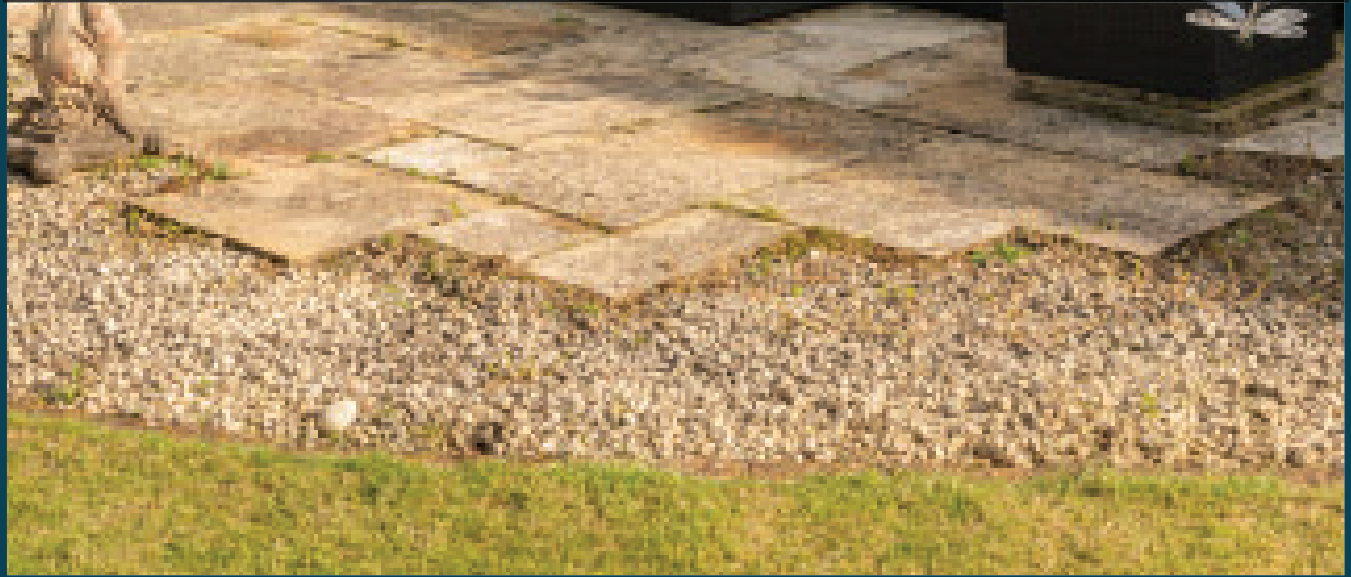
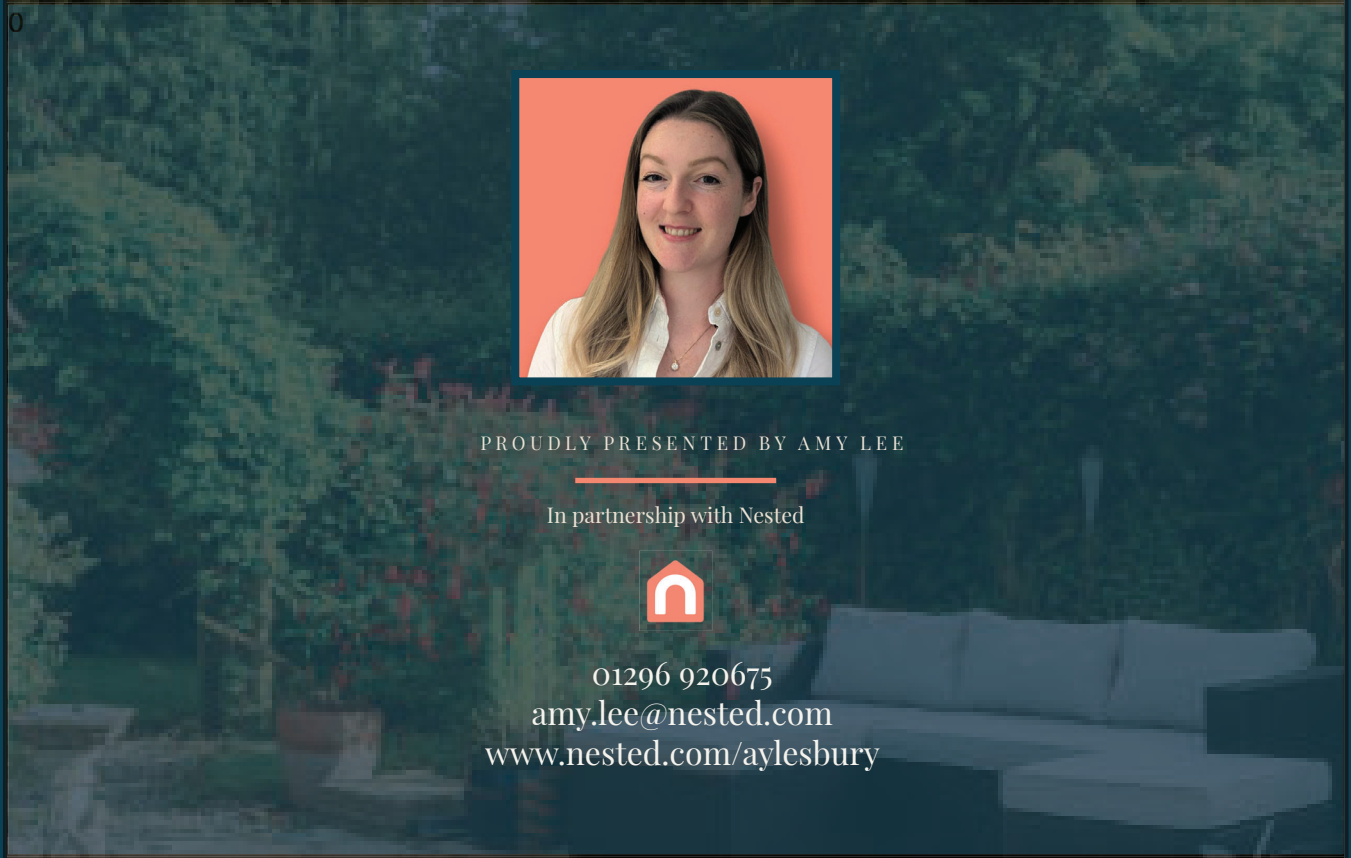
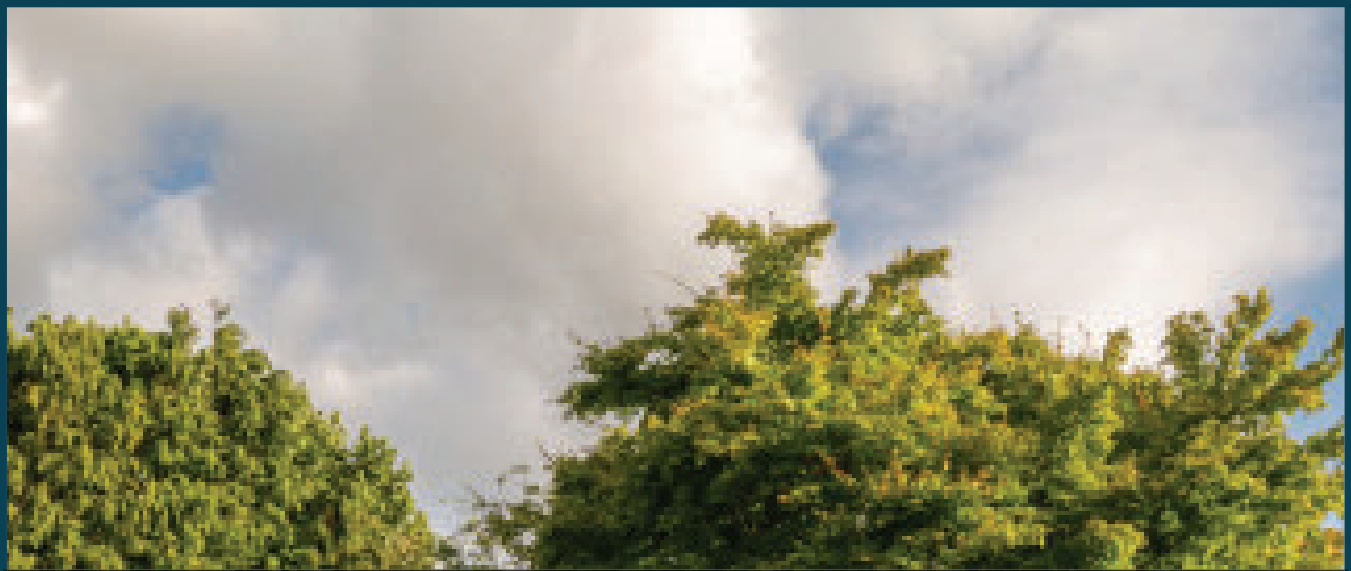
Stone is well-served by a range of educational institutions, including excellent local primary schools and the renowned grammar schools in Aylesbury. For those seeking private education, there are several prestigious schools in the surrounding area, including in Oxford.

Transport links are excellent, with easy access to major roads and public transport. Haddenham and Thame Parkway station and Aylesbury station provide fast train services to London Marylebone, making Stone an ideal location for commuters seeking a peaceful home life away from the hustle and bustle of the city.

## Community and Culture

The village of Stone fosters a strong sense of community, with regular events and activities bringing residents together. The nearby market town of Thame offers a vibrant cultural scene with historical buildings, beautiful parks, a theatre, and a museum. Thame's bustling High Street is home to a variety of independent shops, cafes, and pubs, providing a lively and engaging atmosphere.

In summary, Stone offers an unparalleled quality of life with its charming village atmosphere, excellent local amenities, and beautiful natural surroundings. It is a place where modern living meets countryside tranquility, making it an ideal location for families, professionals, and retirees alike.



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