



**Bishopstone Road, Stone HP17 8QX**



**welcome to**

## **Bishopstone Road, Stone Aylesbury**

A stunning Grade II listed period cottage with a modern twist, set in beautiful mature gardens. Yew Tree Cottage sits on the edge of a charming Buckinghamshire village, surrounded by open countryside yet just a 10-minute drive from Haddenham & Thame Parkway, where trains reach London Marylebone in under 40 minutes. Originally built in the 18th century with classic Wychert walls and a thatched roof, the property has been thoughtfully updated, including a sleek new kitchen with glass doors opening straight onto the garden. The ground floor includes a spacious principal bedroom (18') with direct access to a garden terrace, while upstairs you'll find another double bedroom with built-in wardrobes. (Currently configured as two bedrooms, but there's scope to convert back to three.)

### **Accommodation Comprises**

**Entrance Hall**

**Sitting Room**

**Inner Hallway**

**Shower Room**

**Cloakroom**

**Utility**

**Kitchen/ Dining Room**

**First Floor**

**Bedroom**

**Outbuildings**

**Garage**

**Workshop**

**Home/ Office/ Hobby Room**







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The home sits on a generous plot with plenty of parking, a detached garage and workshop, outbuildings, and a stylish summerhouse with electricity—perfect for relaxing or working from home.

Inside, the kitchen features handleless units, composite stone worktops, and an exposed brick wall, along with Bosch integrated appliances: double oven, induction hob, dishwasher, and fridge/freezer.

Outside, there's off-street parking for up to five cars, a double garage with electric doors, and a wonderfully private south-east facing garden filled with mature trees, shrubs, and hedging. A detached garden room offers great potential as a workshop or office, and the summerhouse is a perfect spot to enjoy the sunshine.





welcome to

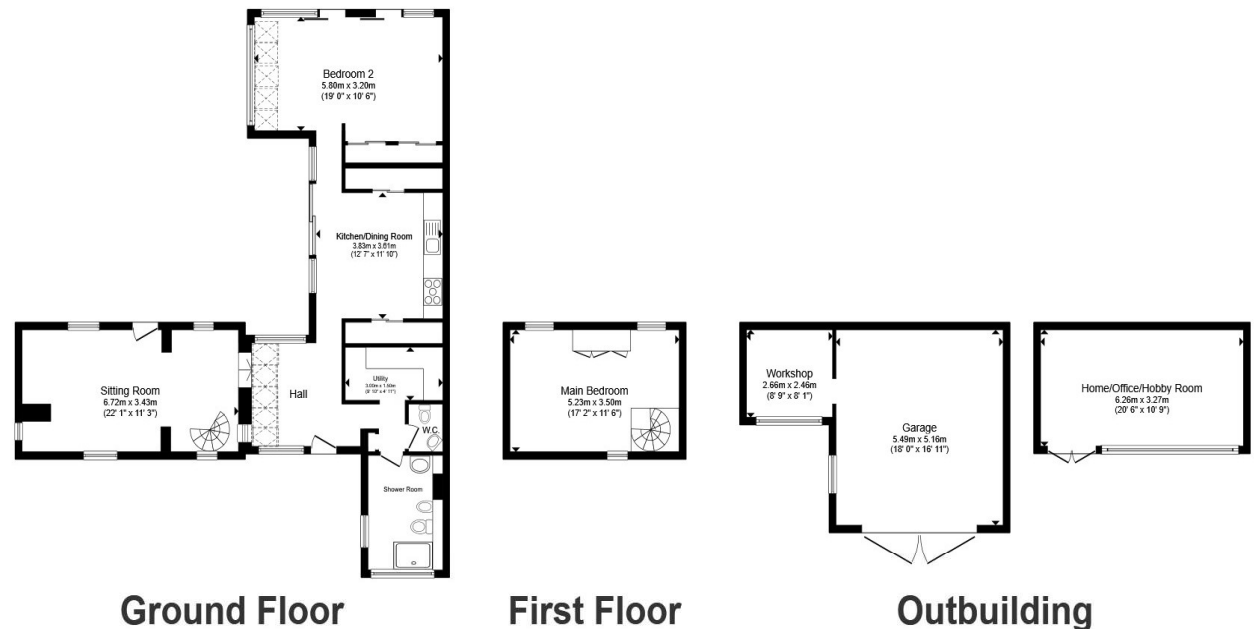
## Bishopstone Road, Stone Aylesbury

- Set on a generous plot with a detached double garage, plenty of parking, and mature gardens with useful outbuildings.
- Stunning glazed extension featuring a contemporary kitchen/dining space that opens straight onto the garden.
- Spacious ground-floor bedroom with doors leading to a lovely terrace.
- Recently updated wet room for added convenience.
- Well-tended gardens complete with a detached outbuilding ideal for a home office, plus a summerhouse with electricity.

Tenure: Freehold EPC Rating: Exempt Council Tax Band: D

offers in excess of

**£650,000**



Total floor area 164.8 m<sup>2</sup> (1,774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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