



6 RAVEN FORGE  
STONE BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





## 6 RAVEN FORGE STONE BUCKINGHAMSHIRE

ONE OF ONLY FOUR LINKED DETACHED  
FOUR BEDROOMED FAMILY HOMES ON  
THIS HIGHLY REGARDED DEVELOPMENT  
OF JUST TWELVE DWELLINGS

**OFFERS OVER £504,000**



## The Property

This select development of just twelve family homes was created by the highly regarded Vanderbilt Homes approximately six years ago. No 6 is just one of four, 4 double bed roomed homes and it has been designed and finished beautifully.

The entrance hall leads to a stylish kitchen/dining space with an extensive range of shaker style wall mounted and base units along with integral appliances. Light floods in from the dual aspect and there is plenty of room for a sizable dining table. The sitting room is to the rear of this fine home and is complete with French doors onto the garden. A useful cloakroom concludes the ground floor.

To the first floor the principal bedroom has a range of built-in wardrobes and a lovely ensuite shower room. Bedrooms two and three are both doubles and bedroom two has fitted wardrobes. The fourth bedroom is again a double but would be a perfect home office or playroom for the nippers.

A beautiful home, in a top location within this highly regarded village.

## Outside

A block paved drive gives access to a gated carport, which in turn leads to a single garage (potential for conversion stpp). There is gated access to the rear garden which benefits from a southerly aspect. It has been mainly laid to lawn and is of a good size. There is an attractive terrace which is just perfect for

entertaining. The property also benefits from having solar panels.

## Location

The village of Stone is linked from Thame to Aylesbury by the A418 and either of the popular market towns can be easily accessed. Thame and Haddenham Parkway Station is also close by giving excellent commuter links to both London Marylebone, Birmingham and Oxford. The village has a useful local shop as well as a popular Village Hall, recreation area, primary school and Church. There are a good selection of public houses and restaurants close by.

The renowned Hartwell House Hotel and Spa owned by the National Trust are in close proximity and offers a wonderful experience for meals and afternoon tea. There is an extensive range of countryside walks and bridleways linking the local villages and offering picturesque walks through the beautiful countryside. There is also a popular equestrian centre on the outskirts of Stone.

Secondary education is excellent three grammar schools close by and an excellent range of primary schools and nurseries.

More extensive shops can be found both in Thame and Aylesbury and can be easily accessed by a reliable bus service which runs on a regular basis.

**Post code for SatNav: HP17 8SJ**

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

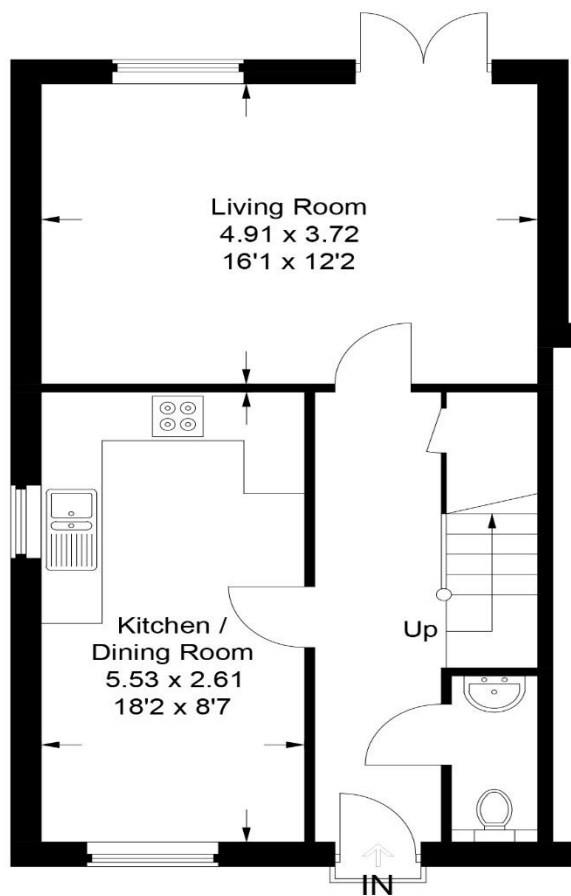
## Additional Information

- **Council Tax Band - E**
- **EPC Rating – B**
- **Services –** Mains electricity, water, drainage and gas fired central heating. Under floor heating to the ground floor.
- **Local Authority –** Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3234

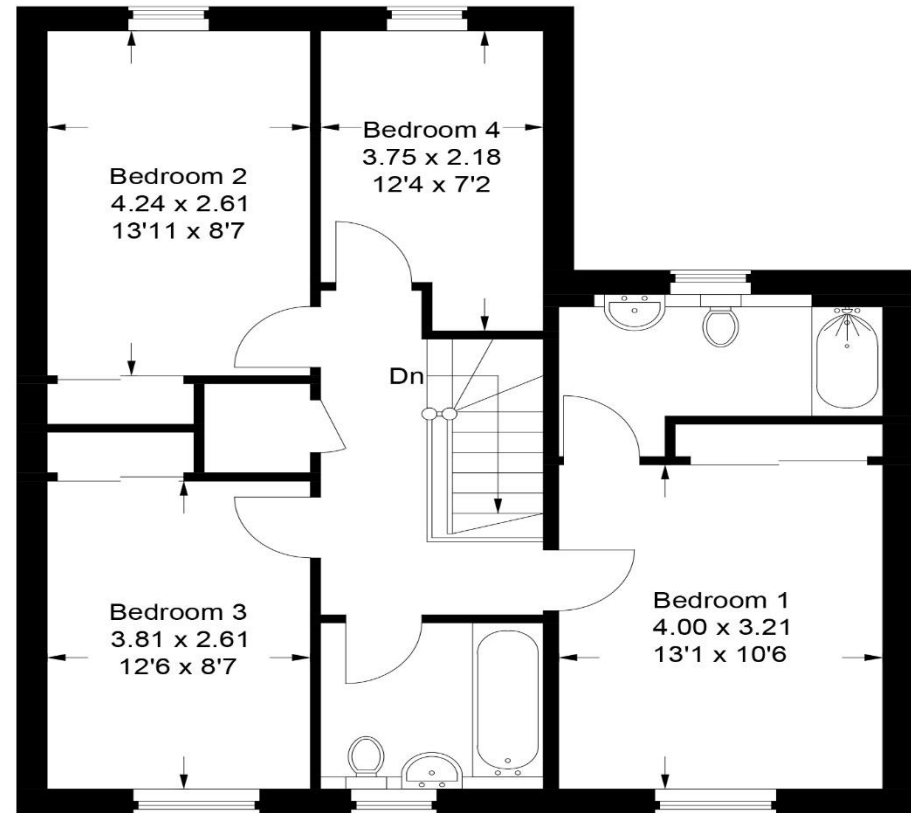






**Ground Floor**

Drive  
Through



**First Floor**

**6 Raven Forge**

Approximate Gross Internal Area  
 Ground Floor = 45.9 sq m / 493.8 sq ft  
 First Floor = 66.1 sq m / 711.1 sq ft  
 Total = 111.9 sq m / 1204.9 sq ft

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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