



83 Eythrope Road  
Stone

**TIM RUSS**  
& COMPANY



83 Eythrope Road  
Stone, Aylesbury  
Buckinghamshire HP17 8PH

A truly stunning, modern six bedroom detached home offering exceptional family accommodation set on three floors, with glorious countryside views.

**£950,000**



## The Property

An impressive, modern six bedroom detached property, offering surprisingly spacious family accommodation, set on three floors. The property was built approximately 10 years ago to an exceptionally high standard and has been beautifully maintained by the current owners. Ideally located in this favoured residential road with glorious countryside views, especially to the rear of the property. In brief the accommodation comprises: entrance hall with stairs to the first floor, sitting room with feature fireplace, family room, t.v room with feature bay window, study. The superbly fitted kitchen/dining room is undoubtedly a fine feature of the property with a delightful vaulted ceiling dining area with bi-fold doors taking full advantage of the views over the rear garden backing onto fields, utility room. On the first floor the master bedroom has an en-suite bathroom and shower, the guest bedroom also benefits from an en-suite shower, two further bedrooms and a family bathroom, complete the first floor. On the 2<sup>nd</sup> floor are two further bedrooms and a bathroom.

## Outside

To the front of the property is a large shingled driveway providing ample parking facilities with access to a barn style double detached garage with pitched roof. A small area of lawn and side access gate to the rear garden. To the rear of the property is a patio area leading onto a large area of lawn, incorporating a shingled area with shrubs. The garden backs onto fields and is enclosed by fencing.

## Location

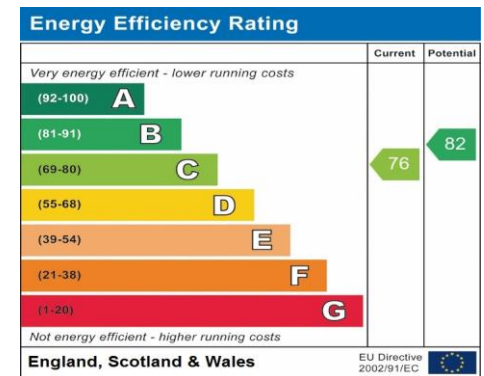
The village of Stone is situated between the Market towns of Thame and Aylesbury both of which can be reached in approximately 10 minutes by car. Stone has a village shop & post office, petrol station, primary school and a selection of public houses/restaurants. Public transport links in the village are also good with regular buses to Aylesbury, Thame and Oxford. For the commuter, Haddenham and Thame Parkway provides a regular service to London, Marylebone (around 40 minutes) and Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports.

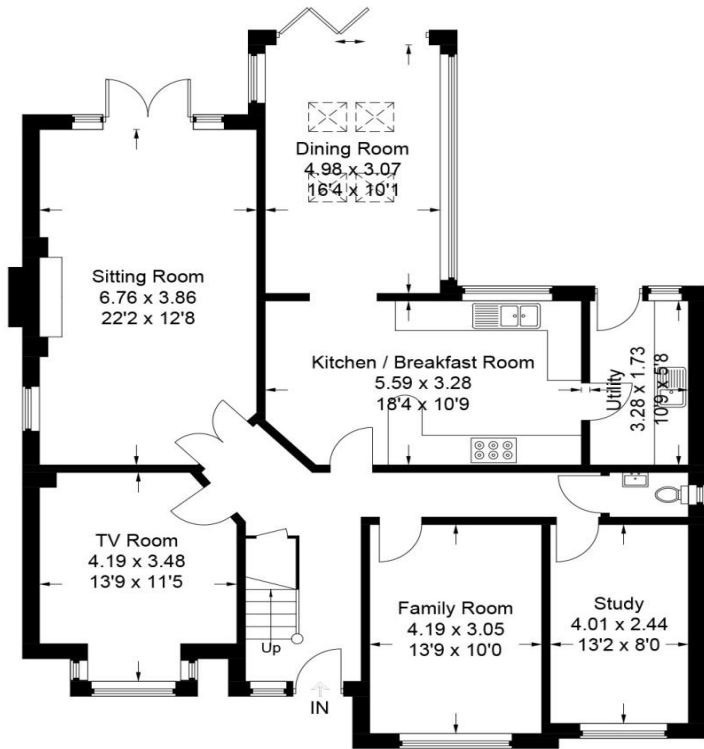
## Directions

From our office in Haddenham turn right onto Banks Road and left at the double roundabout into Churchway. Proceed along Churchway to the A418 and turn right. Follow the A418 for approximately 2 miles, go straight over the first roundabout, then turn third left into Eythrope Road. After approximately ¼ of mile the property is situated on the left hand side.

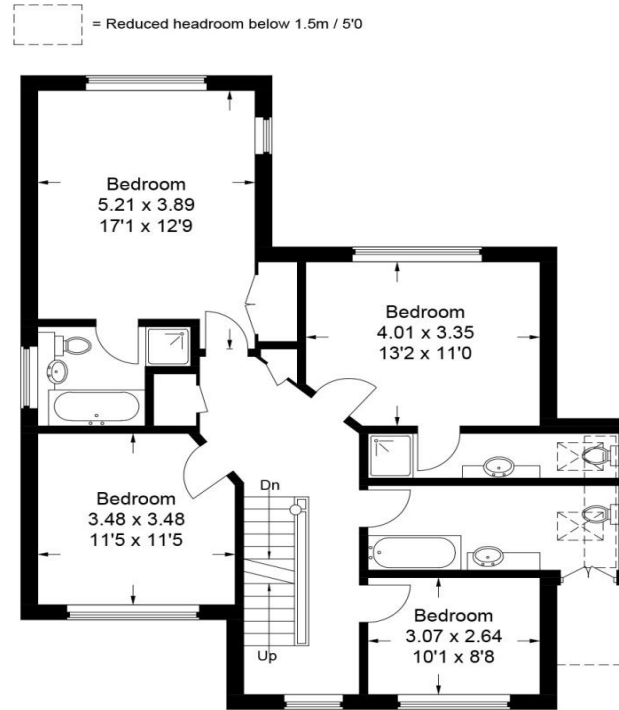
## Viewings

Strictly by appointment only.

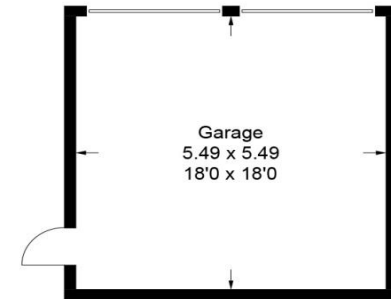




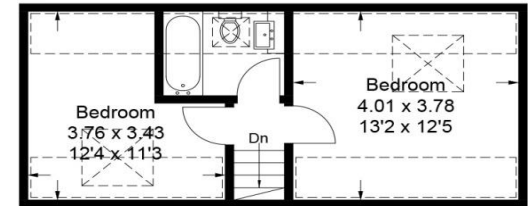
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



**Second Floor**

Approximate Gross Internal Area  
 Ground Floor = 122.6 sq m / 1320 sq ft  
 First Floor = 88.1 sq m / 948 sq ft  
 Second Floor = 33.1 sq m / 356 sq ft  
 Garage = 30.2 sq m / 325 sq ft  
 Total = 274 sq m / 2949 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



7 Fort End, Haddenham, Bucks HP17 8EJ

T: 01844 292211

E: haddenham@timruss.co.uk

www.timruss.co.uk



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.