



Belle Vue, Stone - HP17 8PJ

Guide Price £425,000

 **TIM RUSS**
& Company



Belle Vue

Stone, Buckinghamshire

- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- A LOVELY COTTAGE IN A LOVELY RURAL LOCATION
- TWO BEDROOM, TWO BATHROOM SEMI DETACHED PERIOD COTTAGE
- LARGE SITTING ROOM WITH WOOD BURNING STOVE
- WELL APPOINTED SPACIOUS KITCHEN
- STYLISH & CONTEMPORARY DINING SPACE THAT ENJOYS VIEWS OF THE TRUMENDOUS GARDEN
- DRIVEWAY PARKING FOR TWO VEHICLES
- SUPER WALKS ONTO THE EYTHROPE ESTATE ON YOUR DOOR STEP
- CLOSE TO BOTH HADDENHAM/THAME PARKWAY AND AYLESBURY STATION
- GREAT SCHOOL CATCHMENT AREA



Belle Vue

Stone, Buckinghamshire

STUNNING GARDENS, STUNNING VIEWS and a STUNNING HOME.

The setting is truly lovely. Offering a superb garden with stunning far reaching views, you really feel in the heart of the countryside. You are a stone's throw from the entrance to the Eythrope Estate. Perfect for dog lovers, cyclists, walkers, and children.

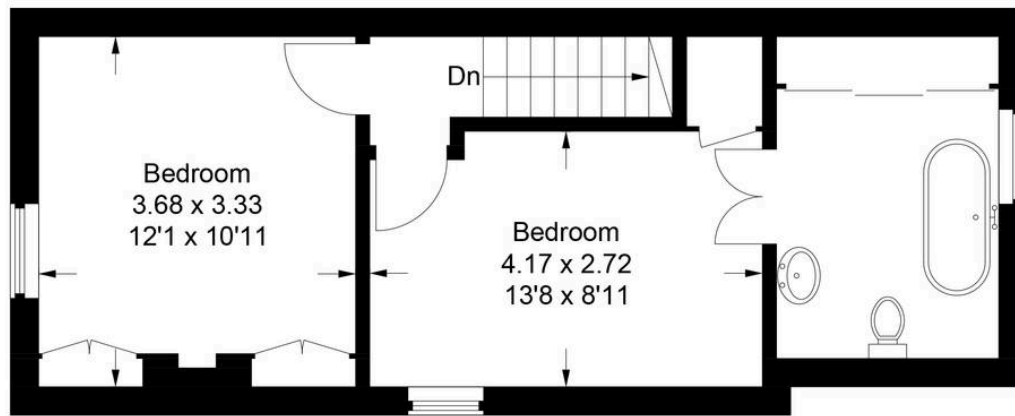
This cottage has been updated by the current owners and now provides the following accommodation. Upon entrance, the well proportioned sitting room awaits. A large window to the front allows light to flood in. There is an attractive wood burning stove in situ which is perfect for those chilly evenings. Carry on to the inner hall, access continues to the first floor and the super kitchen. A range of shaker style units both wall and floor compliment the wooden work surfaces beautifully. A fitted rangemaster cooker and butler sink enhance the character perfectly. From here, enter the marvellous dining space with a contemporary vaulted sky light, flooding this space in natural light. Views of the wonderful garden can be enjoyed from here. There is access to the rear garden via double doors. The fully tiled shower room off the inner hall completes the ground floor. To the first floor, the principal bedroom follows which offers fitted wardrobes. A beautifully appointed bathroom with stand alone bathtub concludes the accommodation.

Outside

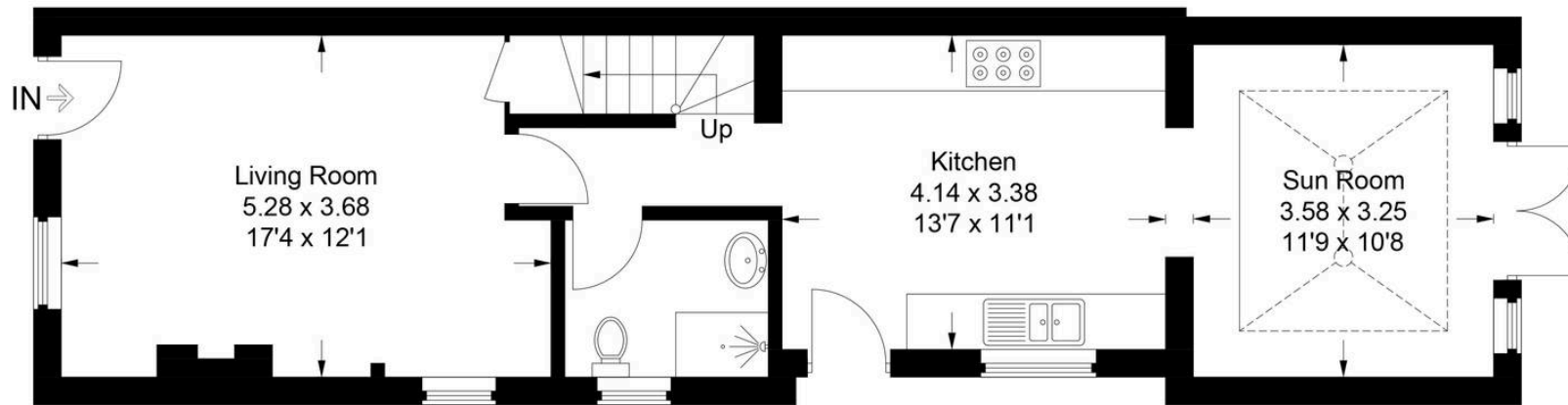
To the front of the property is driveway parking for two vehicles, whilst to the rear the garden is an excellent size complete with mature shrubs/specimen trees and established borders. The terraced area is located at the top of the garden and is a perfect place to entertain. This truly is a lovely cottage in a tranquil rural location.

Council Tax band: C; Tenure: Freehold; EPC Rating: D





First Floor



Ground Floor

6 Belle Vue

Approximate Gross Internal Area
 Ground Floor = 56.1 sq m / 604 sq ft
 First Floor = 36.8 sq m / 396 sq ft
 Total = 92.9 sq m / 1,000 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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