



3 UPPER HARTWELL  
STONE BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



## 3 UPPER HARTWELL STONE BUCKINGHAMSHIRE

A CHARMING THREE BEDROOM  
PERIOD HOME TUCKED AWAY IN A  
LOVELY QUIET LOCATION IN THIS  
SOUGHT AFTER VILLAGE

**GUIDE PRICE £425,000**



## The Property

This lovely semi-detached cottage is presented in immaculate order throughout. The position is just gorgeous, tucked away off a no through lane. With countryside right on your door step this one is perfect for those whom enjoy walking/rambling with the added bonus of local amenities such as a shop/garage/school also within walking distance. The accommodation in brief comprises: entrance lobby, sitting room with fireplace and double doors leading to the dining/kitchen which is stunning. Loads of light and space enhanced by the bi-fold doors leading onto the rear garden. The kitchen is well fitted with shaker style units and granite work tops. The principal bedroom with en-suite shower room, utility room and family bathroom are also on the ground floor. To the first floor there are two further bedrooms.

## Outside

Both the front and rear gardens have been landscaped with raised beds, patio and terraced areas perfect for entertaining and little maintenance. There is allocated parking for two vehicles

## Location

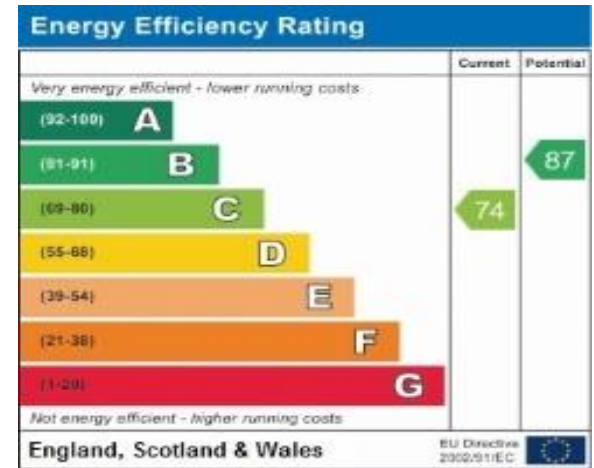
The village of Stone is situated between the market towns of Thame and Aylesbury both of which can be reached in approximately 10 minutes by car. Stone has a village shop & post office, petrol station, primary school and a popular restaurant. Public transport links in the village are also good with regular 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.

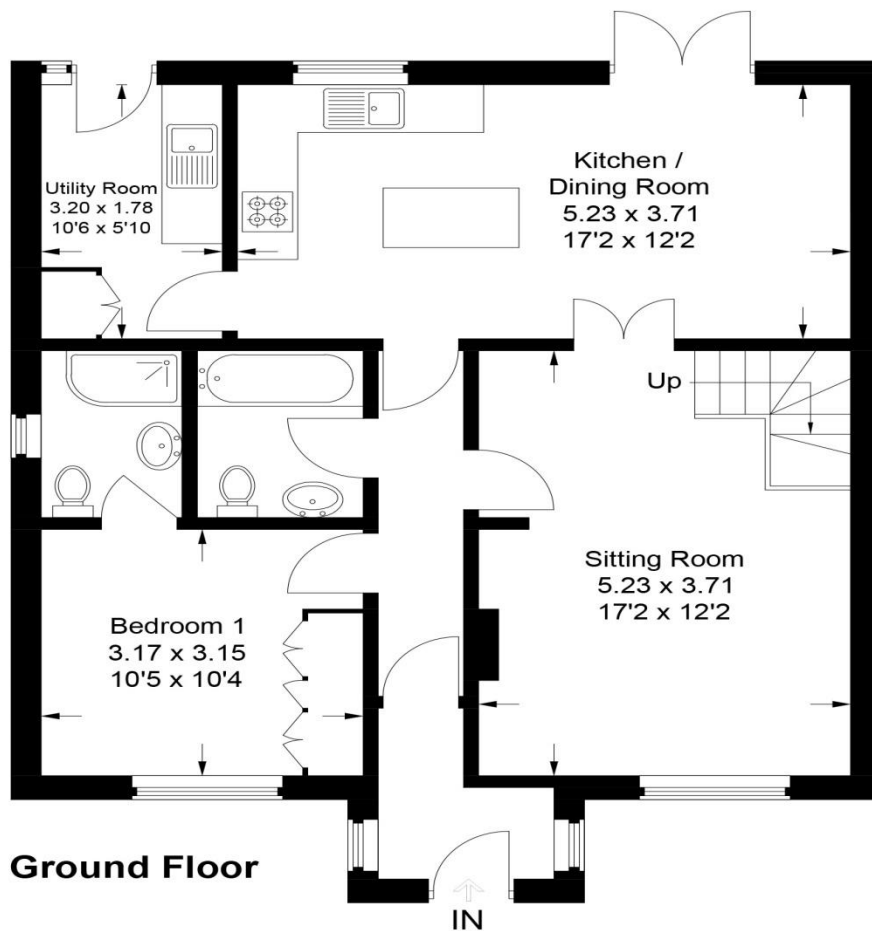
**Post code for SatNav: HP17 8NZ**

## Additional Information

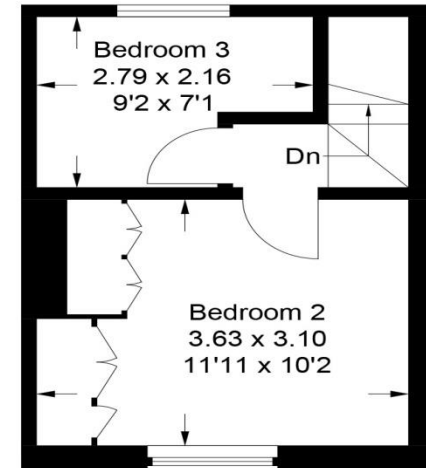
- **Council Tax Band - C**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and Gas fired central heating
- **Local Authority** – BUCKINGHAMSHIRE COUNTY COUNCIL
- **Tenure - FREEHOLD**

Ref: TH/1902





**Ground Floor**



**First Floor**

### 3 Upper Hartwell

Approximate Gross Internal Area  
 Ground Floor = 72.8 sq m / 783 sq ft  
 First Floor = 20.0 sq m / 215 sq ft  
 Total = 92.8 sq m / 998 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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