



Connells

Oxford Road
Stone Aylesbury



Property Description

**** OPEN HOUSE EVENT - SATURDAY 25th MAY 12pm - 2pm, CALL US TO BOOK YOUR SLOT****

Connells delighted to bring this well-presented five bedroom detached converted public house to the market that is situated in the village of Stone. The property offers up generous living space with an open plan kitchen/dining area, breakfast bar and an original working fireplace. Outside there is an enclosed front and rear garden as well as parking for two cars at the rear of the property.

This home is steeped in history so an absolute must view to fully appreciate its individuality.

The property is conveniently located with access to several links including a main line station to London Marylebone which can be found in Aylesbury or Haddenham as well as the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

The village offers a full range of amenities including a recreation ground, primary school, church, eateries and a Co-Operative village store with a Post Office. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

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Entrance Porch

Door to front aspect, window to side aspect, door to snug area.

Snug / Kitchen Area

23' 5" x 12' 3" (7.14m x 3.73m)

Window to front and rear aspect, television point, log burner.

Kitchen

12' 10" x 14' 4" (3.91m x 4.37m)

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, gas cooker point, integrated dishwasher and fridge/freezer.

Utility Room

11' 7" x 14' 9" (3.53m x 4.50m)

Windows to rear aspect, plumbing for washing machine, space for tumble dryer, wall mounted boiler, fitted cupboards and railings, door to rear garden.

Dining Room

20' 8" x 15' 1" INTO BAY (6.30m x 4.60m INTO BAY)

Bay window to front aspect, radiator, stairs to first floor landing.

Reception Room

12' 9" x 12' 9" (3.89m x 3.89m)

Window to front aspect, stairs to bedroom

two, under-stairs cupboard.

Bedroom One

14' 11" x 13' 4" (4.55m x 4.06m)

Window to front and rear aspect, radiator, walk in storage, WC, wash hand basin, shower cubicle, shaving point, door to rear garden.

First Floor Landing

Stairs from dining room. window to side aspect, radiator, loft access.

Bedroom Two

14' 4" x 10' 2" (4.37m x 3.10m)

Stairs from reception room, windows to front and side aspect, radiator.

Bedroom Three

10' 1" x 13' 1" (3.07m x 3.99m)

Window to front and rear aspect, radiator, fitted wardrobe.

Bedroom Four

9' 11" x 7' 4" (3.02m x 2.24m)

Window to front aspect, radiator.

Bedroom Five

9' 11" x 7' 8" (3.02m x 2.34m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps with overhead shower, WC, vanity basin, heated hand towel rail.

Outside

Front Garden

Brick wall enclosed front garden, paved patio area.

Rear Garden

Enclosed rear garden, laid lawn.

Parking

Two off-street parking spaces to rear of property.

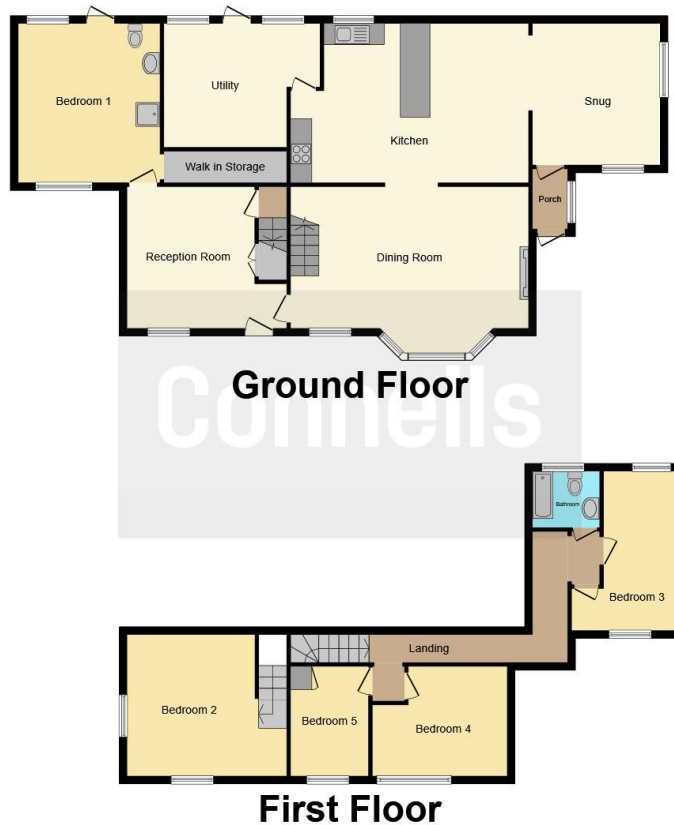
Agents Note

The property has been granted a change of use application reference 23/01341/APP with Aylesbury Vale District Council planning. For more information on terms and conditions of the approval being granted we advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/LEY304010

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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