



Connells

St. Johns Drive
Stone Aylesbury

St. Johns Drive
Stone Aylesbury HP17 8YJ

for sale offers in excess of
£600,000



Property Description

St Johns Drive is a detached family home situated in the quaint village of Stone, with lovely views over the Chiltern Hills countryside. The property comprises of a large entrance hall with access into three reception rooms and a modern fitted kitchen with built in appliances; as well as a separate utility room. Upstairs is a spacious landing with doors leading to four double bedrooms. The property also benefits from two en-suits a family bathroom and a separate WC, ideal for large families. To the front you have driveway parking for 3 vehicles plus a large double garage. A unique feature for the property is the garden, having quite a large plot to both the side and the rear, there is plenty of opportunity to further extend this immaculate detached family home (STPP).

The property is conveniently located with access to several transport links including bus routes to Aylesbury, Thame and Oxford, rail links to London are provided by both Aylesbury and Haddenham train stations as well as easy access to M40 motorway via Thame.

Stone village offers excellent local amenities including pubs and restaurants, village store, petrol station as well as being walking distance to Eythrope and Waddesdon country estates, which was originally built by the Rothschild family and provides beautiful walks and recreational space.

Nearest towns are Aylesbury, the county town of Buckinghamshire and Thame which is a

picturesque Oxfordshire market town.

VIEWING IS HIGHLY RECOMMENDED!

Entrance Hall

Door to front aspect, radiator, stairs to first floor landing.

Living Room

18' 6" x 10' 5" (5.64m x 3.17m)

Patio doors to rear aspect, feature fire place, radiator, television point, telephone point.

Dining Room

11' 11" x 8' 7" (3.63m x 2.62m)

Window to rear aspect, radiator.

Study / Office

8' x 7' 4" (2.44m x 2.24m)

Window to front aspect, radiator.

Kitchen

11' 11" x 7' 11" (3.63m x 2.41m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, integrated electric eye level oven, gas hob with extractor hood, integrated dishwasher and fridge/freezer, breakfast bar.

Utility Room

7' 10" x 5' 10" (2.39m x 1.78m)

Wall and base units with work surfaces to

complement, plumbing for washing machine, door to rear garden.

Cloakroom

WC, wash hand basin, radiator.

First Floor Landing

Stairs from entrance hall, storage cupboard.

Bedroom One

15' x 10' 5" (4.57m x 3.17m)

Window to front aspect, radiator, built in wardrobes, door to en-suite.

En-Suite

Window to front aspect, shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

Window to rear aspect, radiator, built in wardrobes, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m)

Window to front aspect, radiator.

Bedroom Four

8' 4" x 8' 1" (2.54m x 2.46m)

Window to rear aspect, built in wardrobes, radiator.

Bathroom

Window to side aspect, bath with mixer tap with shower attachment, WC, wash hand basin.

Front Garden

Paved driveway for two cars.

Garage

16' 9" x 16' 11" (5.11m x 5.16m)

Two up and over doors.

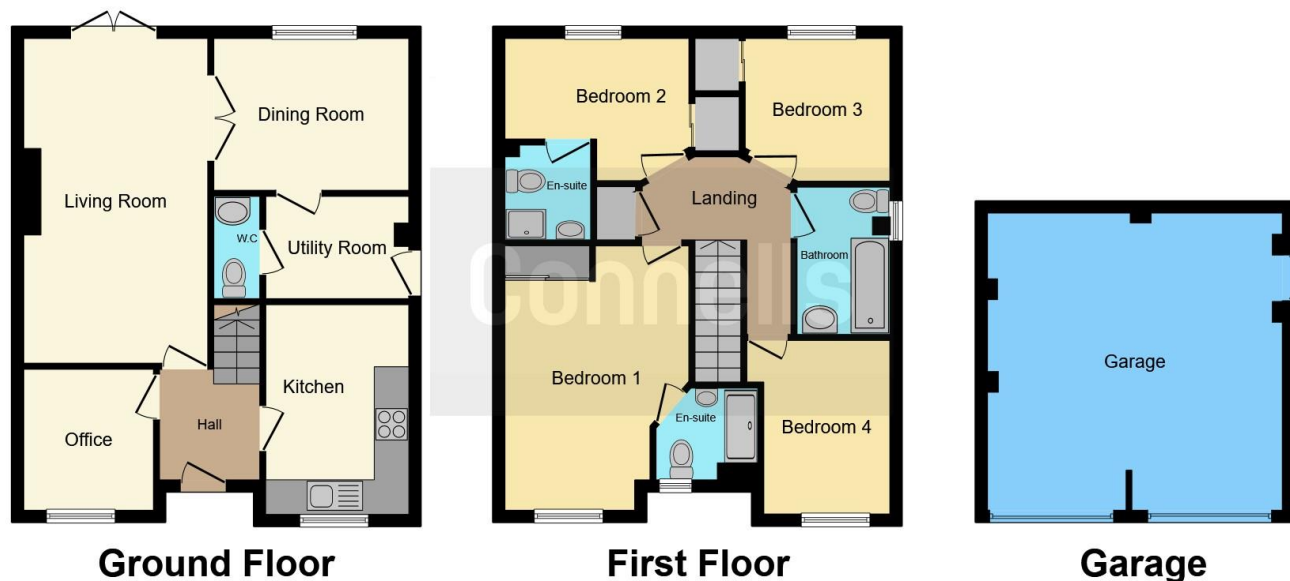
Rear Garden

Paved patio area, side access, fence enclosed, laid lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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