



Creslow Way

Stone | Aylesbury | Buckinghamshire | HP17 8YW



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PROPERTIES

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Williams Properties would like to welcome to the market this stunning detached family home in the village of Stone, Aylesbury. Accommodation comprises an entrance hall, living room, study/dining room, sunroom, kitchen, utility, downstairs cloakroom, four bedrooms with two en suite bathrooms and a family bathroom. Outside there is a secluded garden, garage & driveway parking for multiple vehicles. Viewing is highly recommended on this lovely property.

## Offers in excess of £600,000

- Village Location
- Detached Property
- Secluded Garden
- Multiple Reception Rooms
- Four Bedroom House
- Garage, Driveway & EV Charger
- Two En Suite Bathrooms
- Ideal Family Home

### Stone

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. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury or Haddenham and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

### Council Tax

Band E

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall with doors to the wc, kitchen and living room. Stairs rise to the first floor. Coats cupboard with potential access to garage.

### Cloakroom

Comprises a low level wc, hand wash basin unit, half height tiling to walls, heated towel rail and a window to the front.

### Kitchen

Kitchen comprises a range of wall and base mounted units with worktops, inset sink one and half sink bowl unit with window over, inset gas hob, oven and grill, space for dishwasher and fridge/freezer, breakfast bar, tiled flooring, spotlights to ceiling and radiator.



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The property is located in the village of Stone, situated approximately 2.6 miles from the centre of Aylesbury. The village offers residents amenities including primary schooling, a public house and a convenience store. There are excellent road links with the A418 passing through directly into Oxford.



**Utility**

Utility consists of wall and base mounted units, inset sink bowl unit, space for washing machine and tumble dryer. Door to the side of the property.

**Living Room**

Living room consists of carpet laid to floor, fitted modern gas fire, light fitting to ceiling, radiators, sliding doors to the sunroom and double doors to the study/dining room. Space for a sofa set and a range of other furniture.

**Study / Dining Room**

Consists of a window to the rear aspect, wood effect flooring, light fitting to ceiling, radiator and space for a range of furniture.

**Sunroom**

Sunroom consists of windows to the surround, wood effect flooring, wall mounted heater, ceiling light fan, doors leading out to the garden. Space for a sofa set and dining table and chairs.

**First Floor**

Doors to all bedrooms and bathroom. Airing cupboard. Insulated loft has fitted ladder, partly boarded with lighting, power points and ample storage space.

**Bedroom One & En Suite**

Bedroom consists of windows to the front aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite comprises a low level wc, hand wash basin unit, tiling to splash sensitive areas, walk in shower, heated towel rail and spotlights to ceiling.

**Bedroom Two & En Suite**

Bedroom consists of a window to the rear aspect, built in wardrobe, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture. En suite comprises of an enclosed shower cubicle, wc, pedestal hand wash basin, tiling to splash sensitive areas, radiator and window.

**Bedroom Three**

Bedroom consists of a window to the rear aspect, carpet laid to floor, built in wardrobe, radiator, light fitting to ceiling and space for a double bed.

**Bedroom Four**

Bedroom consists of a window to the rear aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed.

**Bathroom**

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit, heated towel rail, panelled bathtub with shower, spotlights to ceiling and window.

**Rear Garden**

Secluded garden with a paved patio area, grass laid to the remainder, trees and plants, garden shed with power, gated access to the front.

**Front Garden**

Lawn laid with established trees and bushes.

**Garage & Parking**

Garage with up and over door, light and power sockets. Block paved driveway with space for a number of vehicles. EV charging point.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

Energy Efficiency Rating: 71  
Environmental Impact (CO<sub>2</sub>) Rating: 84



Approximate total area<sup>(1)</sup>  
 1461.21 ft<sup>2</sup>  
 135.75 m<sup>2</sup>

Reduced headroom  
 1.63 ft<sup>2</sup>  
 0.15 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Williams Properties  
 8-10 Temple Street  
 Aylesbury  
 Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
 Web: www.williams.properties  
 Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.