



# The Spiert

Stone | Aylesbury | Buckinghamshire | HP17 8NJ



**Williams**  
PROPERTIES

**IN**

# The Spiert

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Welcome to The Spiert, a stunning new build property located in the charming village of Stone, Aylesbury. As you step inside, you are greeted by a spacious reception room that offers a versatile space for relaxing or hosting guests. With three well-appointed bedrooms, there is plenty of room for everyone to have their own private sanctuary. The two modern bathrooms ensure that there will be no more morning rush-hour queues. Being a new build property, you can expect all the latest features and amenities that come with contemporary living. From energy-efficient appliances to sleek finishes, this home is designed with both style and functionality in mind.

## Price guide £575,000

- Village Location
- Three Bedrooms
- 10 Year NHBC Warranty
- High Spec Throughout
- Brand New Detached House
- En Suite & Family Bathroom
- Open Plan Living / Dining / Kitchen
- Driveway Parking & Garden

### 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 TBC

### Local Authority

Buckinghamshire Council

### Services

All main services available



The property is within walking distance to the main amenities of Stone which include a Co-Op food store, public house and sports and social club and recreation ground. Stone C of E Combined School is approximately four minutes' walk away.

### **Entrance**

Enter through the front door into the hall with stairs rising to the first floor and doors to the kitchen/living area and cloakroom.

### **Kitchen / Dining / Living Area**

Open plan layout for versatile living, high spec kitchen with integrated appliances, Amtico flooring and underfloor heating throughout the ground floor.

### **Cloakroom**

Comprises a wc and hand wash basin.

### **First Floor**

Doors to all rooms.

### **Master Bedroom & En Suite**

Window to the rear aspect and space for a double bed and other furniture. En suite comprises double hand wash basin, wc and enclosed shower cubicle.

### **Bedroom**

Window to the rear aspect and space for a double bed and other furniture.

### **Bedroom**

Window to the front aspect and space for a double bed and other furniture.

### **Bathroom**

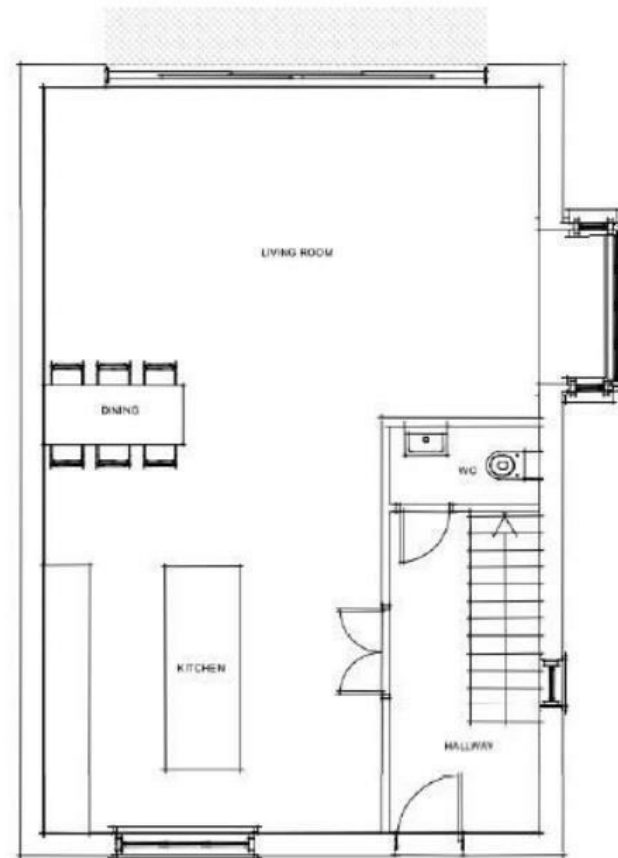
Comprises a wc, hand wash basin and bathtub with shower.

### **Outside**

Driveway parking and an enclosed rear garden.

### **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.



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

Email: [aylesbury@williams.properties](mailto:aylesbury@williams.properties)  
Web: [www.williams.properties](http://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.