



11 Eythrope Road

Stone | Aylesbury | Buckinghamshire | HP17 8PH



**Williams**  
PROPERTIES

# 11 Eythrope Road

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Williams are delighted to introduce to the market this fantastic two double bedroom cottage with an added loft room set in the sought after village of Stone. The property boasts driveway parking, a very long rear garden, an open fireplace in the living room, kitchen/breakfast room, utility room, bathroom, two double bedrooms one with w/c and a further loft room. The village offers a choice of eateries, a pub, local shop and excellent countryside walks leading into the Waddesdon Manor estate.

£375,000

## Stone

The village of stone 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.

## Local Authority

Aylesbury Vale District Council

## Council Tax

Band C

## Services

All main services available

## Entrance

Half glazed door leading straight into the living room.

## Living Room

The living room consists of carpet laid to the floor, ceiling lighting, feature log burner, a wall mounted radiator and a sash window to the front aspect. There is an opening leading to kitchen and to carpeted stairs rising to first floor landing.





- Village Location
- Two Double Bedrooms
- Renovated Throughout
- Driveway Parking
- Period Cottage
- Loft Room
- Good Size Garden
- Close to Amenities

#### **Kitchen/Breakfast Room**

A contemporary recently refitted kitchen with laminate flooring laid to the floor, a range wall and base mounted storage units with a gas range cooker, butlers sink with mixer tap and space for dishwasher and under counter fridge . Fitted breakfast bar which can accommodate two bar stools. a wall mounted radiator. Window to rear aspect. Door leading to utility room.

#### **Utility Room**

The utility room consists of laminate flooring and features a range of storage cupboards and kitchen counter, bowl style sink and mixer tap. Plumbing washing machine, tumble dryer and extra space for other appliances Window to side aspect. Double glazed door leading to rear garden. Door leading to bathroom.

#### **Bathroom**

A recently fitted white suite comprising of low level WC, hand wash basin with storage cupboard under, panelled bath with shower screen and shower attachment and mixer tap. Tiled to splash sensitive areas and half height wooden panelling on one wall with heated towel rail. Frosted window to rear aspect.

#### **First Floor**

Carpeted stairs rising to the first floor landing with doors to two double bedrooms and a further set of stairs rising to the second floor.

#### **Master Bedroom**

Master bedroom features carpet laid to the floor, ceiling lighting, sash window to front aspect, space for a king size bed and other bedroom furniture. Door leading to the w/c.



Set in a highly sought after village with road access towards the M40 and rail links to London Marylebone. The village offers a primary school, shop, eateries and areas for recreation.



**WC**

Comprising of half tiled walls, spot lights to the ceiling, low level WC & hand wash basin with mixer tap and storage cupboard under.

**Bedroom**

The Second Bedroom features carpet laid to the floor, ceiling lighting, a wall mounted radiator, panelled feature wall, window to the rear aspect. There is space for a double bed and bedroom furniture.

**Second Floor**

Carpeted stairs leading to loft room.

**Loft room**

The loft room features carpet laid to the floor, skylight window, ceiling lighting and a wall mounted radiator. This room is currently being used as office space but can be used for multiple purposes.

**Rear Garden**

The rear garden is a very long garden featuring a decking area perfect for entertaining along with a shingled area and the remainder laid to lawn. Fully enclosed with wood panelled fencing on one side and rear, brick wall to the other side. Gated access to the rear.

**Parking**

Driveway Parking for one vehicle.

**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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





Hallway  
2'5" x 2'6"  
0.69 x 0.77 m

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Floor 0



WC  
4'6" x 2'9"  
1.40 x 0.84 m

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Floor 1



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Floor 2



Approximate total area<sup>(1)</sup>

760.69 ft<sup>2</sup>

70.67 m<sup>2</sup>

Reduced headroom

81.7 ft<sup>2</sup>

7.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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.