



7a The Splert

Stone | Aylesbury | Buckinghamshire | HP17 8NJ



Williams
PROPERTIES

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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.

Offers in excess of £570,000

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

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, and space for a American fridge freezer Amtico flooring and underfloor heating throughout the ground floor.



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- 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

Cloakroom

The Cloakroom comprises a w/c, hand wash basin and Amtico laid to the floor.

First Floor

Carpeted stairs rising from the ground floor landing with doors to all bedrooms and family bathroom. Window to the side aspect

Master Bedroom & En Suite

The bedroom consists of window to the rear aspect, spots lights to the ceiling and space for a king size bed and other bedroom furniture. En suite comprises double hand wash basin, w/c and enclosed shower cubicle.

Bedroom

The bedroom comprises of a window to the rear and side aspect, carpet laid to the floor, ceiling lights a wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

The bedroom comprises of a window to the front aspect, carpet laid to the floor, ceiling lights a wall mounted radiator and space for a double bed and other bedroom furniture.

Office / Bedroom

The office comprises of a window to the front aspect, carpet laid to the floor, ceiling lighting, a wall mounted radiator and space for a single bed or office desk and other desired furniture.

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.



Bathroom

This high spec family bathroom comprises of a wc, hand wash basin, illuminated mirror and jacuzzi bathtub with overhead shower.

Rear Garden

The newly landscaped garden consists of a large decking area perfect for family entertaining, grass laid to the remainder. Fully enclosed by paneled fencing. Side access leading to the front driveway.

Parking

Driveway parking with a pathway leading to the front door and grass laid to the remainder.

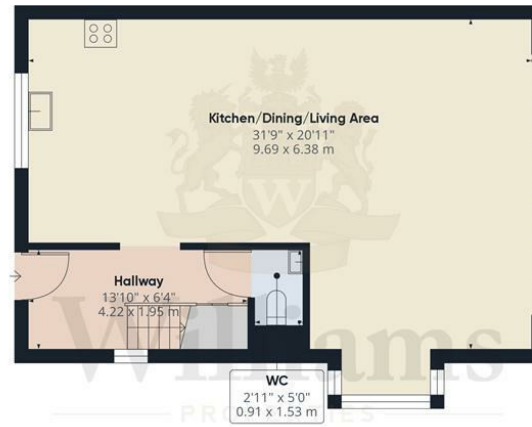
Buyer Notes

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.

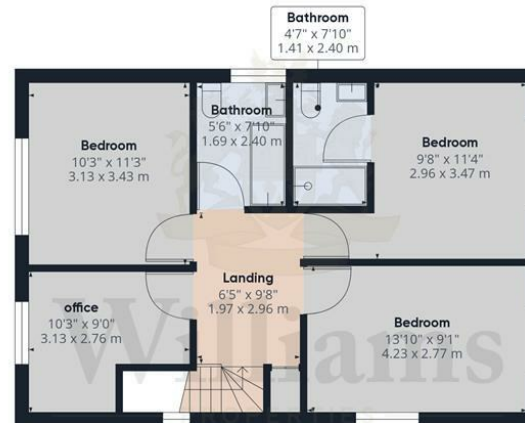




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Floor 0



Floor 1



Approximate total area⁽¹⁾
1259.16 ft²
116.98 m²

(1) Excluding balconies and terraces

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.