



Oxford Road

Stone | Aylesbury | Buckinghamshire | HP17 8PB





# Oxford Road

Stone | Aylesbury | Buckinghamshire | HP17 8PB

Williams Properties are delighted to welcome to the market this imposing four double bedroom detached bungalow, located in the village of Stone. Set just down a cul de sac on the Oxford Road with an electric gate to the driveway, this property consists of a living room, conservatory, kitchen, four double bedrooms, three en suites and a wet room. Outside offers a superb enclosed wrap around rear garden, double garage & ample driveway parking. Viewing comes highly recommended on this spacious home.

Offers in excess of £650,000

## 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 F

## Local Authority

Buckinghamshire Council

## Services

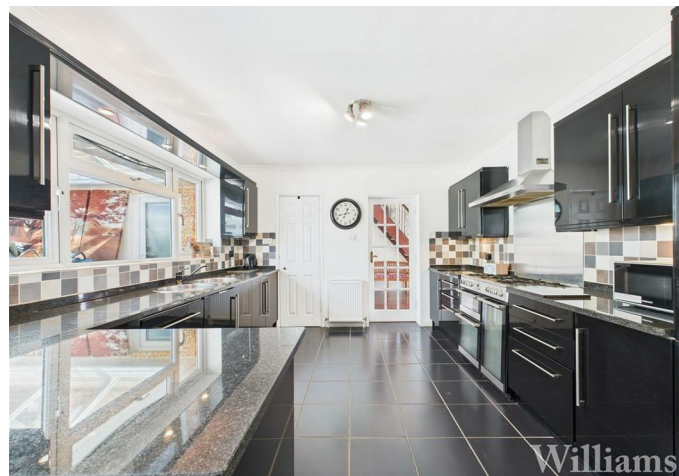
All main services available

## Entrance Hallway

Enter through the front door into this entrance hallway comprised of tiled flooring leading to wood effect flooring to the remainder, conservatory style frosted windows and skylights to the front and side aspects, a wall mounted radiator, wall mounted lights, stairs leading to a first floor landing and doors leading to the wet room, two bedrooms, a living room and kitchen / diner.



Williams



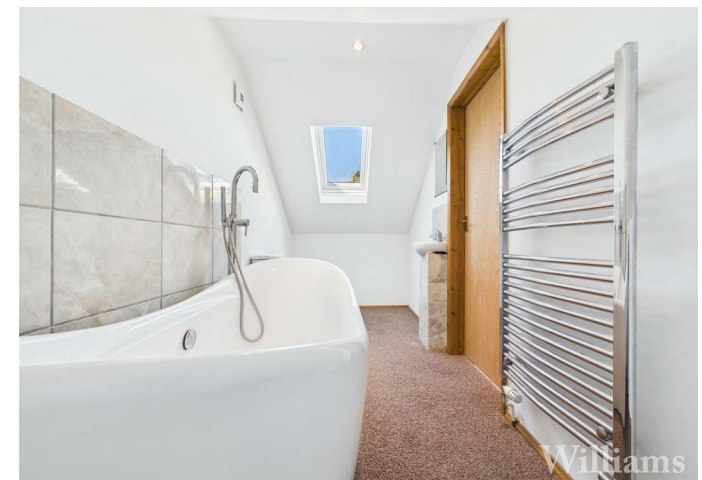
Williams



Williams







- Four Double Bedrooms
- Detached Bungalow
- Generous Wrap Around Garden
- Double Garage & Large Driveway
- Cul De Sac Location And Gated Access
- Three En Suites
- Village Location
- Viewings Highly Recommended

#### Living Room

This living room is located to the front of the property with a two wall mounted radiators, wood effect flooring, a large window to the front aspect, bay window to the side, brick base fireplace, multiple wall mounted lights and stairs rising to a first floor bedroom.

#### Kitchen

This kitchen is comprised of predominantly tiled flooring leading to an area of carpeted flooring, a wall mounted radiator, studio spotlights to the ceiling, tiling to splash sensitive areas, window to the conservatory, a side door to the garden side aspect and a further door to the utility and a range of wall and base mounted units featuring cupboard downlighting, an extractor with splash back and space for an oven, basin with a mixer tap and an inset dishwasher.

#### Conservatory

This brick based conservatory is comprised of tiled flooring, a wall mounted radiator, windows to the side and rear aspect with skylights to the ceiling, French double doors to the rear aspect and further doors leading to the wet room and kitchen.

#### Wet Room

This wet room is comprised of fully tiled walls and flooring, a hand wash basin with a mixer tap, wall mounted radiator, spotlights to the ceiling, an overhead shower and a low level w/c.

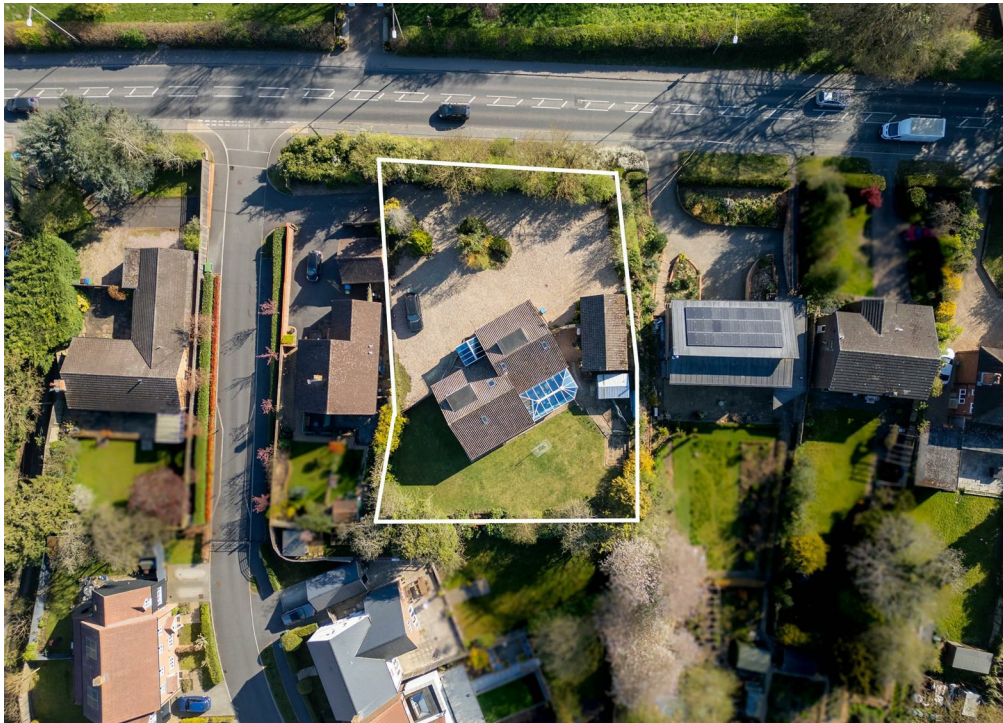
#### Bedroom

This bedroom is comprised of a window to the front aspect, wall mounted lights, carpeted flooring, two inset wardrobes, a wall mounted radiator and space for a king size bed and other bedroom furniture.





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.



### Bedroom

This bedroom is composed of wall mounted lights, carpeted flooring, a window to the side aspect, two inset wardrobes, a wall mounted radiator, space for a king size bed and a door leading to the en suite.

### En Suite

This en suite is comprised of tiled flooring, a heated towel rail, frosted window to the rear aspect, studio spotlights to the ceiling, tiling to splash sensitive areas, a hand wash basin with a mixer tap inset into a vanity unit and a panelled bathtub with a mixer tap and overhead shower.

### First Floor Landing

Rise from the entrance hallway stairs to this first floor landing comprising of a skylight window, carpeted flooring, studio spotlights to the ceiling and doors to loft space and a bedroom.

### Bedroom

This bedroom is comprised of carpeted flooring, studio spotlights to the ceiling, dual aspect windows to the front and side aspects, wall mounted radiator, space for a double bed and there are doors leading to a walk in wardrobe and ensuite.

### En Suite

This en suite bathroom is comprised of carpeted flooring, a skylight window, a heated towel rail, hand wash basin with hot and cold taps, fitted light to the ceiling, a low level w/c and an enclosed shower unit.

### First Floor Landing

Rise from the living room stairs to the first floor landing with spotlights to the ceiling, a skylight window, carpeted flooring and doors to the living room and loft storage space.

### Bedroom

This bedroom is comprised of spotlights to the ceiling, a wall mounted radiator, carpeted flooring, window to the front aspect, space for a double bed and a door to the en suite.

### En Suite

This en suite bathroom is comprised of carpeted flooring, skylight window, a heated towel rail, bathtub with a mixer tap, tiling to splash sensitive areas and a low level w/c.

### Garden

This enclosed rear wrap around garden is comprised of a patio area to the side of the property leading to the side access, double garage and space for garden furniture. Grass lawn laid to the remainder.

### Double Garage

This double garage features an up and over door, lighting to the ceiling, a further side door, and a room with a window to the rear aspect and space for desired furniture.

### 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			
(91-95) A			
(81-90) 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			
(01-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	









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

4826.99 ft<sup>2</sup>

448.44 m<sup>2</sup>

Reduced headroom

75.52 ft<sup>2</sup>

7.02 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.