



Creslow Way

Stone | Aylesbury | Buckinghamshire | HP17 8YN





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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, dining room, home office, kitchen, utility, cloakroom, four bedrooms with an en suite and a family bathroom. Outside there is a front and rear garden, double garage & driveway parking for multiple vehicles. Viewing is highly recommended on this stunning property.

Offers in excess of £690,000

## 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 Hall

Enter through the front door into this L-shaped entrance hallway, featuring wood effect flooring, two fitted lights to the ceiling, a wall mounted radiator, carpeted staircase rising to the first floor and doors leading to the office, cloakroom, kitchen, dining room, storage cupboard and living room.

## Office

This home office is situated to the front of the property and consists of carpeted flooring, a bay window to the front aspect, studio spotlights to the ceiling, a wall mounted radiator and space for typical office furniture.







- Village Location
- Detached Property
- Front & Rear Garden
- Multiple Reception Rooms
- Four Bedroom House
- Double Garage & Driveway
- An En Suite And A Family Bathroom
- Ideal Family Home

#### **Downstairs Cloakroom**

This downstairs cloakroom is comprised of tiled flooring, studio spotlights to the ceiling, a hand wash basin with a mixer tap, tiling to splash sensitive areas, a heated towel rail and a low level w/c.

#### **Kitchen**

This kitchen comprises a range of wall and base mounted units with Corian worktops, inset sink with a mixer tap, an inset induction hob, extractor, oven and grill, integrated dishwasher and fridge/freezer, breakfast bar, wood effect flooring, dual aspect windows to the rear and side aspect, spotlights and a pendant light to ceiling and a wall mounted radiator.

#### **Utility Room**

This utility consists of wall and base mounted units, an inset sink bowl unit with a mixer tap, space for a washing machine and tumble dryer. Door to the side of the property.

#### **Dining Room**

This dining room is comprised of wood effect flooring, a pendant light to the ceiling, a wall mounted radiator, sliding doors to the enclosed rear aspect, double doors to the hallway and space for a dining table and other furniture.

#### **Living Room**

This front-to-back living room is comprised of carpeted flooring, fitted lights to the ceiling, two wall mounted radiators, a feature fireplace, double doors to the hallway and dual aspect windows consisting of a bay window to the front and a window to the rear aspect.

#### **First Floor Landing**

This first floor landing is comprised of carpeted flooring, a large arched window overlooking the front garden, a pendant light to the ceiling and doors to all four bedrooms and the family bathroom.



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 & Ensuite

This master bedroom consists of an arched walkway with a door to the airing cupboard, windows to the front aspect, wall mounted radiators, carpet laid to floor, a pendant light fitting to ceiling, two radiators and space for a king sized bed and other bedroom furniture. There is another arched walk way through the walk in wardrobe with multiple inset wardrobes to either side. A doorway to the en suite comprised a low level w/c, hand wash basin with a mixer tap inset into a floating vanity unit, tiling to walls and flooring, a walk in shower unit, heated towel rail, a panelled bathtub with a mixer tap and spotlights to ceiling.

### Bedroom

The second bedroom consists of a window to the rear aspect, carpet laid to floor, a wall mounted radiator, a pendant light fitting to ceiling and space for a king sized bed and other bedroom furniture.

### Bedroom

The third bedroom consists of a window to the front aspect, carpet laid to floor, a wall mounted radiator, pendant light fitting to ceiling and space for a double bed and other bedroom furniture.

### Bedroom

The fourth bedroom consists of a window to the rear aspect, carpet laid to floor, radiator, studio spotlights to the ceiling and space for a bed and other bedroom furniture.

### Bathroom

This bathroom is fully tiled and is comprised of a hand wash basin with a mixer tap and low level w/c inset into a vanity unit, a heated towel rail, panelled bathtub with a mixer tap, studio spotlights to ceiling, a frosted window and an enclosed shower unit.

### Rear Garden

A secluded enclosed rear garden featuring a paved patio area with ample space for garden furniture, grass lawn laid to the remainder, trees and plants surround, a garden shed with power, rear access to the double garage and side access to the front garden.

### Front Garden

This front garden is comprised of lawn laid with established trees and bushes and a paved walkway to the front door.

### Garage & Driveway

There is a double garage with an up and over door, light and power sockets, a door to the rear garden and a asphalt driveway with space for a number of vehicles.

### 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.



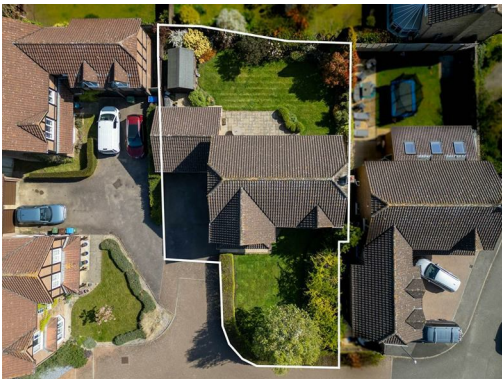
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-06) D			
(09-04) E			
(11-08) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1895.52 ft<sup>2</sup>  
 176.1 m<sup>2</sup>

(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.

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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.