



Bishopstone

Bishopstone | Aylesbury | Buckinghamshire | HP17 8SH



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Williams Properties are delighted to welcome to the market this beautiful four bedroom detached house situated in Bishopstone, Buckinghamshire. The property boasts a superb rear garden, outbuildings, an integral garage and a private gated driveway. Accommodation comprises of a spacious living area/conservatory, snug, downstairs cloakroom, kitchen, laundry room, four bedrooms, an en suite bathroom and a separate family bathroom. Viewing comes highly recommended on this fantastic property.

£725,000

Bishopstone

Bishopstone is a rural village in the civil parish of Stone. The neighbouring 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.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Snug

Enter through the front door into this snug, comprised of wood effect flooring, a fitted light to the ceiling, dual aspect windows to the front and side aspect, a wall mounted radiator, doors to the downstairs cloakroom and the dining room and a hydraulic trapdoor to the wine cellar.

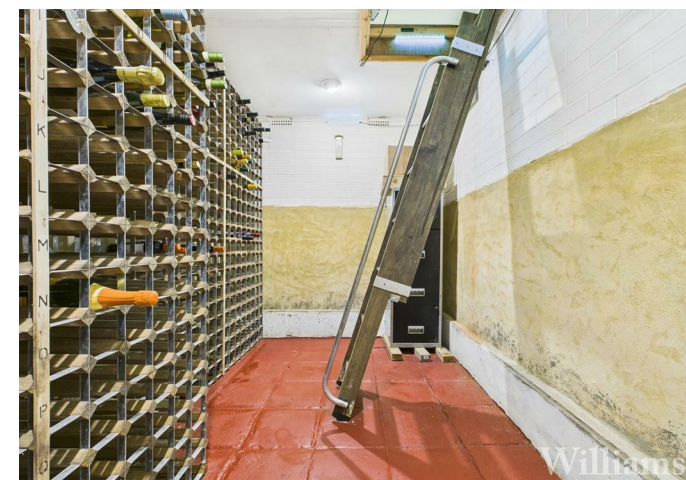
Wine Cellar

This remote controlled hydraulic trapdoor opens from the floor revealing a ladder down to the wine cellar, featuring tiled flooring, a fitted light to the ceiling and floor to ceiling wine racks.

Cloakroom

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





- Detached Home
- Village Location
- Larger Than Average Rear Garden
- Multiple Reception Rooms
- Four Bedrooms
- Garage & Gated Driveway
- Wine Cellar
- Viewings Highly Recommended

Breakfast Room

This Breakfast room is comprised of tiled flooring, studio spotlights to the ceiling, a wall mounted radiator, window to the side aspect, wall and base mounted units, a doorway to the kitchen, door to the snug and space for dining room furniture.

Kitchen

This kitchen is comprised of tiled flooring, spotlights to the ceiling, windows to the front and side aspects, a side door to the front driveway and a range of wall and base mounted units including an integrated double oven, an electric hob, extractor, microwave, basin with a mixer tap and space for a dishwasher and fridge/freezer or other white goods.

Living Room

This spacious sitting room is fitted with wood effect flooring, two wall mounted radiators, an exposed brick feature fireplace, spotlights to the ceiling, stairs to the first floor, doors to the kitchen, a hallway and open plan access to the conservatory. Ample space for living room furniture.

Conservatory

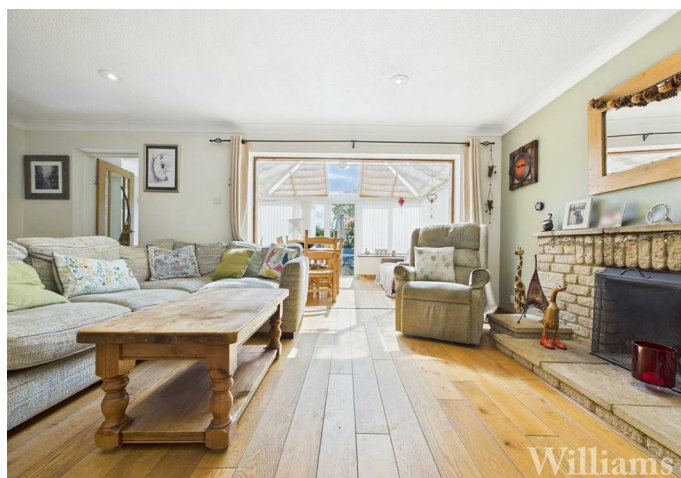
This brick based conservatory is open plan accessed from the living room and features wood effect flooring, wall mounted lights, windows surrounding and French double doors to the rear aspect.

Hallway

This hallway leads from the living room and comprises of tiled flooring, wall mounted lights, a wall mounted radiator and doors to the garden and laundry room.

Utility

This utility room is comprised of tiled flooring, a fitted light to the ceiling, window to the rear aspect, wall mounted radiator and a range of wall and base mounted units including an inset sink with a mixer tap and space for a washing machine, tumble dryer and other white goods.



The nearby village of Stone offers residents amenities including primary schooling, Post Office, church, eateries and a Co-Op store. There are excellent road links with the A418 passing through directly into Oxford.



Landing
Rise from the living room to this first floor landing, comprising of a porthole window to the sky, a pendant light to the ceiling, carpeted flooring and doors to all four bedrooms, the airing cupboard and the family bathroom.

Bedroom
The fourth bedroom is comprising carpeted flooring, a window to the rear aspect, a wall mounted radiator and a door to an integrated storage cupboard. Space for a bed and other bedroom furniture.

Bedroom
The second bedroom features wood effect flooring, a wall mounted radiator, pendant light to the ceiling, window to the rear aspect, an integrated double wardrobe and space for a king size bed and other bedroom furniture.

Bedroom
The third bedroom comprises of wood effect flooring, a wall mounted radiator, studio spotlights light to the ceiling, window to the front aspect, an integrated double wardrobe and space for a king size bed and other bedroom furniture.

Bathroom
This family bathroom is comprising of fully tiled walls and flooring, a heated towel rail, a hand wash basin with a mixer tap inset into a wall-to-wall vanity unit, a low level w/c, spotlights to the ceiling, frosted window to the front aspect and an enclosed shower unit.

Bedroom
This master bedroom is comprised of the bedroom area and dressing area. The dressing area features carpeted flooring, a window to the front aspect, spotlights to the ceiling, a wall mounted radiator and a door to the en suite bathroom. The bedroom side features wood flooring, a wall mounted radiator, window to the rear aspect, wall mounted lights and space for a king size bed and other bedroom furniture.

En Suite
This en suite bathroom features wood effect flooring, a frosted window to the front aspect, a heated towel rail, low level w/c, a panelled bathtub with a mixer tap and overhead shower, a hand wash basin with a mixer tap, spotlights to the ceiling and tiling to splash sensitive areas.

Garage & Parking
There is an integral garage with an electric up-and-over door fitted with lighting, electricity and a further storage space to the rear of the garage. To the front there is a gated driveway with space for multiple cars.

Garden
The spacious enclosed rear garden backs onto fields and is comprised of a patio area to the rear of the property with an overhead pergola and ample space for garden furniture, a garden bar, summer house/garden office and grass lawn 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(01-01) F		
(1-20) G			(01-01) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

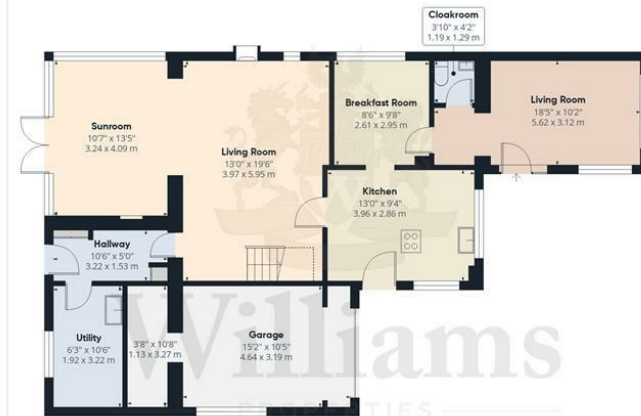




Floor -1 Building 1



Floor 1 Building 1



Floor 0 Building 1



Approximate total area⁽¹⁾

1893 ft²
175.7 m²

Reduced headroom

20 ft²
1.9 m²

(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



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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.