



20 Cromhamstone

Stone | Aylesbury | Buckinghamshire | HP17 8NH



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Williams are delighted to introduce to the market a recently fully renovated detached family home. As you step inside, you are greeted by a spacious hallway leading to a large living room open plan to the kitchen with a central island, separate dining room, newly fitted downstairs cloakroom, four well-appointed bedrooms, one with newly fitted en-suite and a family bathroom. Outside to the front there is a large driveway and the the rear there is a beautifully landscaped garden overlooking breath taking views, garage and garden bar/utility space perfect place to soak up the views.

Offers in excess of £665,000

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, Petrol station. 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 E

Local Authority

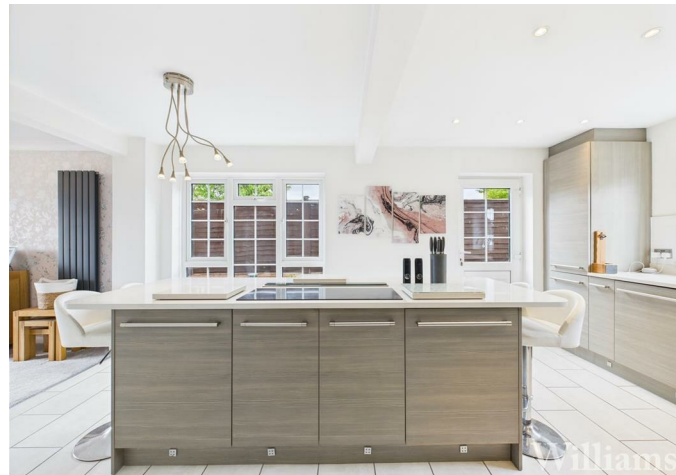
Buckinghamshire Council

Services

All main services available

Entrance Hall

Double glazed door leading into large entrance hall with tiled flooring, a wall mounted radiator, fitted light pendant, and doors to the downstairs cloakroom, dining room, Kitchen/Diner and living room. There is stairs rising to first floor landing with an under stairs storage cupboard and provides space for hallway furniture.





- Four Bedroom Detached Home • *Show Home Standard*
- Beautiful Landscaped Garden • Field Views To The Rear
- Larger Than Average Garage • Garden Bar Overlooking Views
- Grammar School Catchment • Great Transport Links

Kitchen

This superb kitchen comprises of a central island, comprehensive range of base and wall mounted units with integrated under Cabinetry spot lighting and Quartz work tops. There is an inset sink and mixer tap, filtered instant hot/cold tap, instant boiling water tap, induction hob and hidden extractor fan, oven & grill, push up electric sockets and includes an integrated fridge freezer, wine rack, dishwasher and washing machine. There is tiled flooring and a mixture light pendant and spot lighting to the ceiling Window to the side aspect and a door leading to the rear garden. Open plan to the Living area, offering ample space for a growing family or an exceptional entertaining space.

Living Room

This generous size living carpeted living space with coving to the ceiling, window and patio doors to rear aspect, light pendants to the ceiling, wall mounted radiators, working log burner with a fireplace surround and provides space for a large sofa set and any other desired living room furniture. This room is open plan to the kitchen/diner providing space for a breakfast table and chairs if also desired.

Dining Room

The dining room consists of a window to the front aspect, a wall mounted radiator, light pendant to the ceiling and space for a good size dining table and chairs and any other desired furniture of choice.

Downstairs Cloakroom

This newly fitted downstairs cloakroom is comprised of tiled flooring, a fitted light to the ceiling, illuminated mirror cabinet, hand wash basin with a mixer tap vanity unit and a low level WC.

First Floor

Stairs rising to first floor landing with doors to all four bedrooms and family bathroom. Spot lighting to ceiling and access to loft space. Airing cupboard.



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.



Master Bedroom

The bedroom comprises of contemporary white built-in wardrobes. Carpet laid to floor, ceiling lighting. Space for a super king size bed and other bedroom furniture. Wall mounted radiator below a window facing rear aspect. Door to en-suite.

Ensuite

This recently fitted ensuite comprises of a white suite including a WC, vanity wash basin with mixer tap and storage under, tiled double shower cubicle, tiled to splash sensitive areas, spot lighting to the ceiling, tiled flooring, two illuminated mirrored cabinets, a window and a wall mounted radiator.

Bedroom

This good size double bedroom of which consists of carpet laid to the floor, light fitting to the ceiling, window to the front aspect and a wall mounted radiator. space for a king size bed and other bedroom furniture.

Bedroom

The bedroom consists of carpet laid to the floor, light fitting to the ceiling, a double glazed window to the front aspect, built in mirrored wardrobes and a wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom

The bedroom consists of carpet laid to the floor, light fitting to the ceiling, a contemporary white built in wardrobe, double glazed window to rear aspect and a wall mounted radiator. space for a double bed and other bedroom furniture.

Family Bathroom

A fully tiled bathroom comprising of a three piece suite including a panelled bath with independent shower attachment, wash basin and W/C vanity unit. Frosted double glazed window and a wall mounted radiator.

Garden Bar/Utility Room

This garage has been partially converted into a utility and bar area featuring lighting to the ceiling, power sockets, base mounted units and under counter space for white goods including a tumble dryer and fridge freezer. There is a breakfast bar with stools under a window overlooking the breathe taking views perfect to relax and enjoy a drink or two with friends whilst watching the sun to go down.

Rear Garden

This fantastic fully enclosed rear garden with a Large paved patio area of which steps down onto a further large decking area leading down to the rear of the garden, both areas providing ample space for a large garden table and chairs, raised beds and a further area to grow your own vegetables and grass laid to the remainder. High hedge row to one side of the garden create a tranquil private space. Gated Access to the front of the property.

Garage & Driveway

Brick paved driveway parking for several cars leading to part converted double length garage with an electric door, a large storage area still remains with power, lighting and a courtesy door to the rear garden . Tall laurel hedge at the front providing privacy.

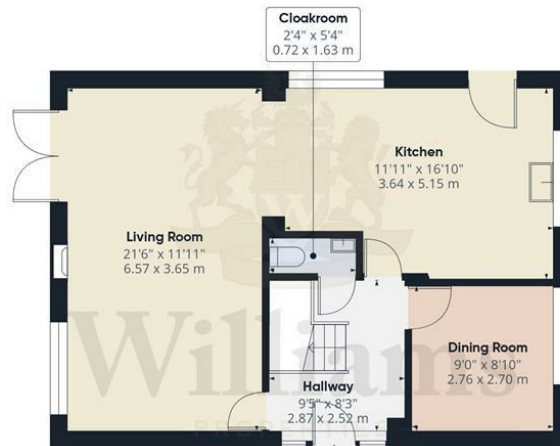
Buyers Notes

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 plus) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



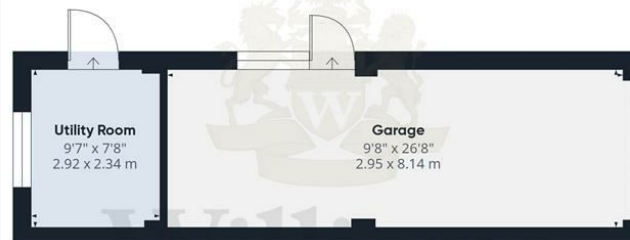
Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1561 ft²
 145 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

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.