



The Spiert

Stone | Aylesbury | Bucks | HP17 8NJ



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Williams are delighted to introduce to the market this four bedroom detached family home. As you step inside, you are greeted by a spacious hallway leading to a large open plan kitchen/diner with a central island and open plan access to the living room, a downstairs cloakroom, sunroom, utility room and home study. Upstairs you can find four well-appointed bedrooms, the master coupled with an en-suite, and a family bathroom. Outside to the front there is a driveway ahead of the integrated garage and the rear features an enclosed landscaped garden.

£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 E

Local Authority

Buckinghamshire Council

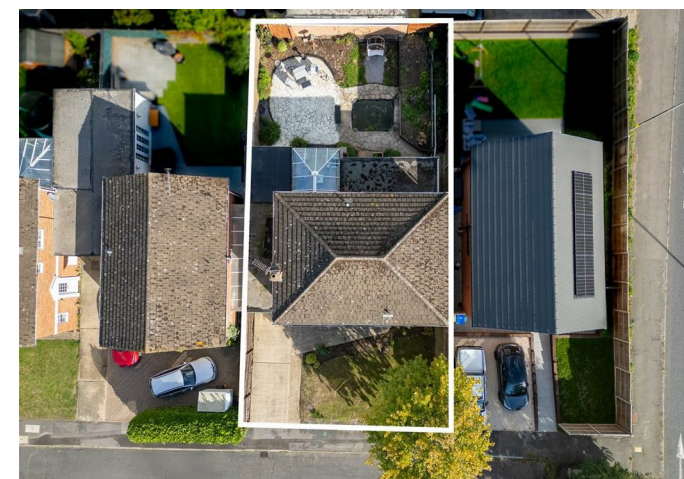
Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway, comprised of tiled flooring, a wall mounted radiator, two pendant lights to the ceiling, carpeted stairs to the first floor and doors to the downstairs cloakroom, study and kitchen/diner.





- Four Bedroom Detached Property
- Enclosed Rear Garden
- Open Plan Kitchen / Diner
- En Suite & Bathroom
- Village Location
- Integral Garage & Driveway
- Popular Location
- Viewings Highly Recommended

Cloakroom

This downstairs cloakroom features a heated towel rail, tiled flooring, a pendant light to the ceiling, a corner hand wash basin with tiles and a mixer tap and a low level w/c.

Study

This study is currently being utilized as a bedroom and features carpeted flooring, a pendant light to the ceiling, wall mounted radiator, window to the front aspect and ample space for typical home office furniture.

Kitchen / Diner

This generously sized kitchen/diner features four sets of studio spotlights to the ceiling, tiled flooring, a wall mounted radiator, French double doors to the rear aspect, window and a door to the side aspect, open plan access to the living room, an island with storage cupboards and worktops and a range of wall and base mounted units including an integrated double oven, sink with a mixer tap and draining board, dishwasher, fridge/freezer, gas stove, extractor overhead and space for dining room furniture.

Living Room

This living room is comprised of carpeted flooring, a bay window to the front aspect, two pendant lights to the ceiling, a feature fireplace, open plan access to the kitchen, a door to the sunroom and space for a range of sitting room furniture.

Sunroom

This sunroof is comprised of tiled flooring, windows and French double doors to the enclosed rear garden, a wall mounted radiator, pendant light to the ceiling and doors to the living room and utility.



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.



Utility Room

This utility features a window to the rear aspect, door from the integral garage, tiled flooring, spotlights to the ceiling, a wall mounted radiator and a range of wall and base mounted units with an inset sink with a mixer tap and draining board, and space undercounter for a range of white goods.

Landing

This landing is comprised of carpeted flooring, two pendant lights to the ceiling and doors to all four bedrooms and the family bathroom.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window to the front aspect, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

This bedroom is composed of a window to the rear aspect, a pendant light to the ceiling, wall mounted radiator, an inset double wardrobe and space for a double bed and other bedroom furniture.

Bathroom

This bathroom is comprised of tiled flooring, fully tiled walls, a heated towel rail, low level w/c and hand wash basin with a mixer tap, frosted window, spotlights to the ceiling and a panelled bath with a shower attachment.

Bedroom

This bedroom features a window to the rear aspect, a wall mounted radiator, pendant light to the ceiling, an inset wardrobe and space for a single bed and other bedroom furniture.

Bedroom

The master bedroom is comprised of carpeted flooring, a window to the front aspect, a fitted light to the ceiling, an inset double wardrobe, wall mounted radiator and space for a double bed and other bedroom furniture.

En Suite

This en suite shower room is comprised of tiled flooring, a frosted window, a wall mounted radiator, heated towel rail, fitted light to the ceiling, a low level w/c, hand wash basin with a mixer tap and an enclosed shower unit.

Garden

This enclosed rear garden is comprised of a large patio area with ample space for garden furniture, a functional pond and flowerbeds to the surround with shrubbery.

Garage & Driveway

This integral garage features an area separated for storage and the remainder with power, lighting and space for one car. Ahead of the garage is driveway with space for a further vehicle.

Buyer Notes

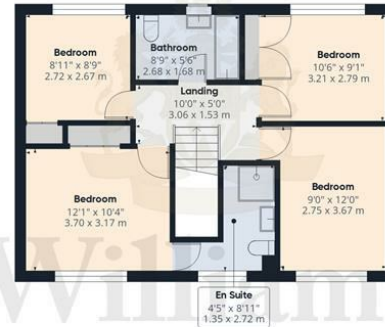
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating		68	79
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾
 1843 ft²
 171 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.