



1 Dubery Close,
Stone, Buckinghamshire,
HP17 8RU

Guide Price £899,950

RB REASTON BROWN

A Wonderful Four Bedroom Detached Family Home, Comprising Of A Large Kitchen, Large Living Room And Garage, Off Road Parking Set In A Private Gated Road In The Buckinghamshire Village Of Stone. In Excess Of 2000 Sq Ft

Number 1 Dubery Close is situated within an exclusive and gated Rectory Homes development built in 2016. There is a spacious entrance hall with a snug/study to the left and a downstairs cloakroom.

On the right is a double aspect living room with a log burner and double doors opening up on to the garden.

The heart of the home is at the back of the house with a large kitchen/family/dining room with double doors straight on to the large wrap around terrace. The kitchen boasts oak shaker cabinets and integrated appliances. There is also a separate utility room.

The ground floor benefits from under floor heating throughout.

On the first floor you will find 4 double bedrooms. The master bedroom has built in wardrobes and an en suite shower room. The second bedroom has an en suite shower room and there is also a modern family bathroom.

The house is situated in a quiet and private development of just 11 houses. Towards the front of the house is parking for two vehicles and a detached garage.

At the back of the house is a 90 foot south-west facing garden boasting a summer house and vegetable beds. There is a large and private wrap around terrace perfect for entertaining.

Council Tax Band: G EPC: B Freehold Private Road Management Fee: £300 per year

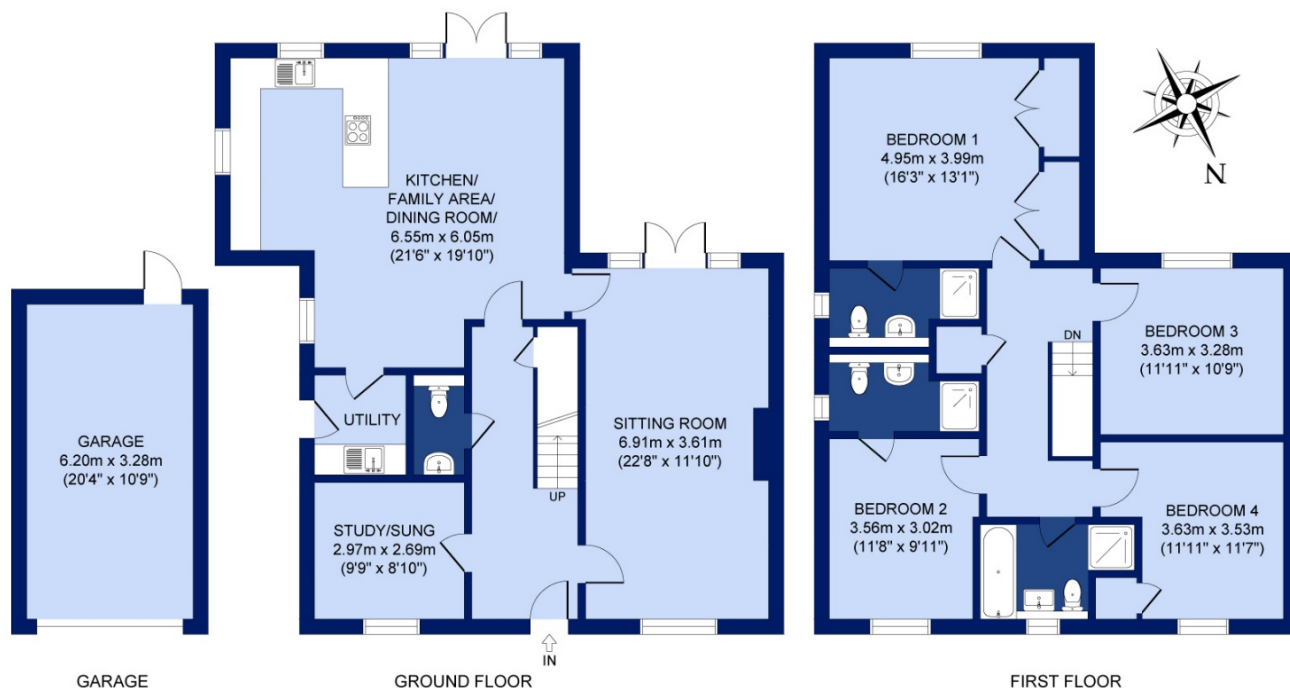
Situation

Stone is a desirable, large village with a public house and a local shop/post office a picturesque Norman century church with a duck pond at the front. There is a riding school, a village hall, play area, and large extensive park. Stone has an excellent Church of England primary school, also a post office/village shop. There is also nearby Hartwell House Spa and health club. Stone is also in catchment for many good schools and is very close to Aylesbury Grammar schools. There is also Ashfold public school in the hamlet of Dorton. Further facilities such as doctors and dentist surgeries can be found in Aylesbury or Thame. There are excellent commuting links to London and Oxford. Marylebone can be reached by rail in thirty four minutes from nearby Haddenham and Thame Parkway Station or Aylesbury There are a larger range of facilities to be found in both Thame and Aylesbury, including a branch of Waitrose, health & leisure centres, award winning gastro pubs, the Phoenix nature trail, and several historic buildings. Surrounding countryside and beautiful walks to Waddesdon Estate, Aylesbury has The Waterside Theatre where many of the top shows are staged.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







APPROX. GROSS INTERNAL FLOOR AREA 2049 SQ FT / 190 SQ M
1 DUBERY CLOSE, STONE, HP17 8RU

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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