

3 Bedroom
Semi Detached
Backing Countryside
VILLAGE LOCATION

26 Chiltern Avenue
Stone, Bucks, HP17 8QY



TO ARRANGE A VIEWING CONTACT
WE SOLD IT ON 01296 761331



LOCATION

The village of Stone offers a highly regarded semi-rural setting while remaining conveniently positioned for access to Aylesbury and surrounding transport links. The village benefits from a strong community feel, with amenities including the village pub, church and the well-regarded Stone Church of England Combined School. Surrounded by open countryside and rural walks,

THIS HOME FEATURES

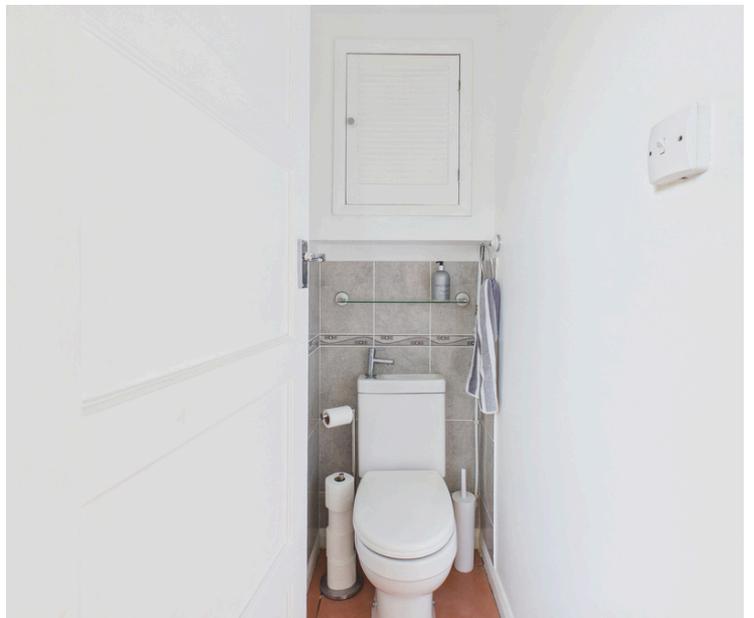
THREE-BEDROOM SEMI-DETACHED
REFITTED KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM
CONSERVATORY WITH
UNDERFLOOR HEATING
100FT+ REAR GARDEN
BACKING OPEN COUNTRYSIDE
KOI CARP POND (INCLUDED)
INSULATED & POWERED SUMMER
HOUSE
DRIVEWAY PARKING

Stone provides an attractive balance of village living while still offering straightforward road and rail connections for commuting towards London and the wider region.

TO ARRANGE A VIEWING CONTACT
[WESOLDIT.CO.UK](https://www.wesoldit.co.uk) ON [HELLO@WESOLDIT.CO.UK](mailto:hello@wesoldit.co.uk)

We Sold It are delighted to present this superbly presented three-bedroom semi-detached family home, situated within the desirable village setting of Stone. The ground floor accommodation is both practical and well appointed, comprising a welcoming entrance hall, refitted kitchen, separate utility room and guest cloakroom. The dual aspect lounge features an inset electric fire set within a limestone surround and mantelpiece with matching hearth, creating an attractive focal point. Patio doors open into a conservatory, benefiting from underfloor heating, providing a comfortable year-round reception space that in turn leads directly into the garden. Upstairs, there are three bedrooms served by a family bathroom, offering well-balanced accommodation. The true standout feature of this home is the exceptional rear garden, extending to in excess of 100ft and backing directly onto open countryside, affording a stunning and largely unspoilt outlook. The garden is predominantly laid to lawn and beautifully arranged with a rockery, raised flower beds and mature shrubs. A well-established koi carp pond forms an attractive focal point and will remain as part of the sale, including the fish. Further benefits include a fully insulated and electrically connected summer house, currently used as a home office, along with a Titan metal shed, and a metal shed both set on concrete plinths. To the front, driveway parking provides space for several vehicles. Overall, this is a beautifully maintained village home offering generous accommodation, exceptional outdoor space and countryside views.









Approximate total area⁹
929 ft²
Reduced headroom
1 ft²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

