



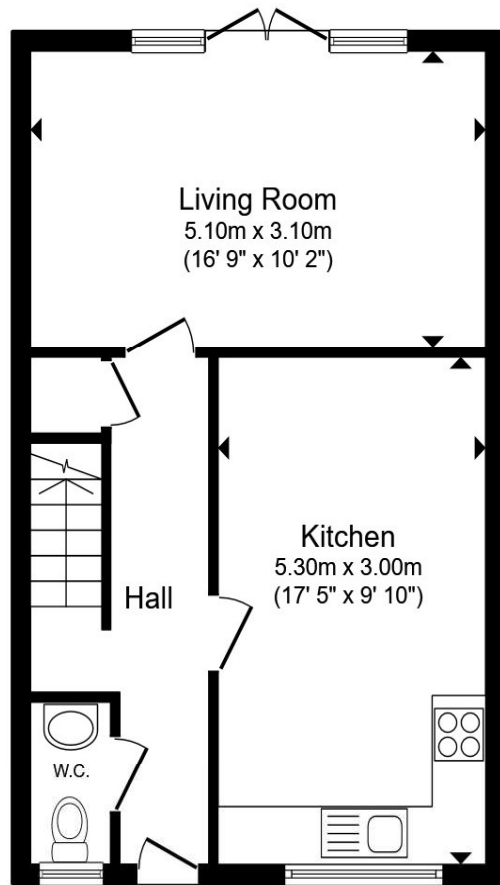
**Whitechurch Close, Stone HP17 8YA**

**welcome to**

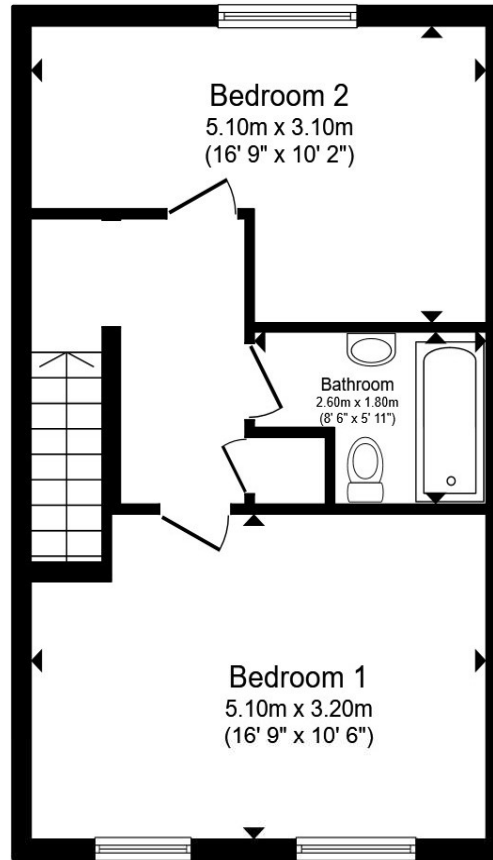
**Whitechurch Close, Stone Aylesbury**

Brown & Merry are pleased to offer for sale this immaculately presented two double bedroom semi-detached property situated within the popular village of Stone. The property features double glazing, gas heating system with radiators, entrance hall, refitted cloakroom, modern re-fitted kitchen/dining room, living room with doors opening to rear garden, two double bedrooms, bathroom, enclosed rear garden, two allocated parking spaces. Internal viewing is highly recommended to fully appreciate this property.





**Ground Floor**



**First Floor**

Total floor area 86.7 m<sup>2</sup> (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Accommodation Comprises:**

**Entrance Hall**

**Cloakroom**

**Living Room**

**Kitchen/Dining Room**

**First Floor & Landing**

**Master Bedroom**

**Bedroom Two**

**Bathroom**

**Outside**

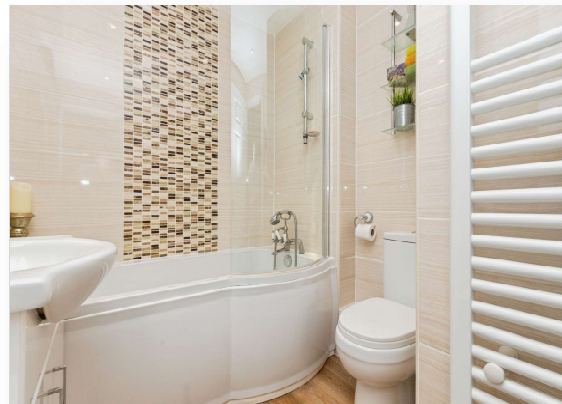
**Rear Garden**

**Two Spaces**

**Agent Note**

*These particulars are prepared in accordance with the Property Ombudsman Code of Practice and are intended as a general guide only. All descriptions, dimensions, references to condition, planning permission, services, fixtures and fittings, and potential development are given in good faith and are believed to be correct at the time of publication, but do not constitute any part of an offer or contract. Prospective purchasers or tenants must rely on their own inspections, surveys and enquiries, including legal checks, to verify the accuracy of the information provided. No responsibility is accepted for any errors, omissions or misstatements.*

Stone is a highly sought-after Buckinghamshire village, ideally positioned approx. 2 miles from Aylesbury and offering excellent access to the A418 and major transport links. This charming and well-connected location perfectly balances countryside living with convenient access to nearby town amenities. The village retains a strong sense of community and character, centred around its picturesque streets, historic parish church. Residents benefit from a range of everyday amenities including a well-regarded primary school, village hall, and recreational spaces, making it particularly popular with families. Surrounded by open countryside, Stone provides plenty of opportunities for walking, cycling, and outdoor pursuits, while still being within easy reach of Aylesbury's shopping, dining, and leisure facilities. For commuters, the area is well served by nearby rail links offering direct routes into London Marylebone.



welcome to

## Whitechurch Close, Stone Aylesbury

- TWO DOUBLE BEDROOMS
- SEMI- DETACHED
- VILLAGE LOCATION
- TWO ALLOCATED SPACES
- IMMACULATELY PRESENTED
- MUST BE VIEWED

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/AYL116468](https://www.brownandmerry.co.uk/Property/AYL116468)



Property Ref:  
AYL116468 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
brown & merry



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