



Connells

Chiltern View St. Johns Drive
Stone Aylesbury

Chiltern View St. Johns Drive
Stone Aylesbury HP17 8YJ

for sale from
£500,000



Property Description

At the centre of the home is the beautifully appointed Hacker kitchen, featuring 20mm Quartz worktops, full-height splashback, Bosch integrated appliances, LED under-cupboard lighting and a separate utility room. The principal living spaces offer flexibility for family life, home working and entertaining, complemented by a dedicated study. A striking oak and glass staircase forms a contemporary focal point, while Moduleo LayRed flooring provides a cohesive, durable finish across key areas. Bathrooms are finished to a high standard with Bagnodesign sanitaryware, Porcelanosa tiling, Merlyn screens, low-profile trays and heated towel rails.

The home incorporates energy-efficient, future-focused features including an air source heat pump, solar PV panels, FTTP fibre broadband and a WiFi-enabled 7kW EV charger. Additional reassurance comes from a NACOSS-approved alarm, compliant heat and smoke detectors and a 10-year structural warranty. Externally, the property offers a private garden, single garage and three parking spaces.

Stone provides a peaceful village setting with everyday amenities including a convenience store, post office, petrol station and primary school. Nearby Aylesbury offers wider shopping, dining and leisure options. Haddenham & Thame Parkway is around 5 miles away, with London Marylebone reachable in approximately 39 minutes. Oxford is around 30 minutes by car, and Heathrow around 50 minutes.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Study

Lounge

Cloakroom

Utility Room

Kitchen/Dining

Landing

Bedroom One

Ensuite To Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Single Garage







To view this property please contact Connells on

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EPC Rating:
Exempt

view this property online [connells.co.uk/Property/LEY304961](https://www.connells.co.uk/Property/LEY304961)

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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