



OXFORD ROAD, STONE, AYLESBURY

OFFERS IN EXCESS OF £525,000

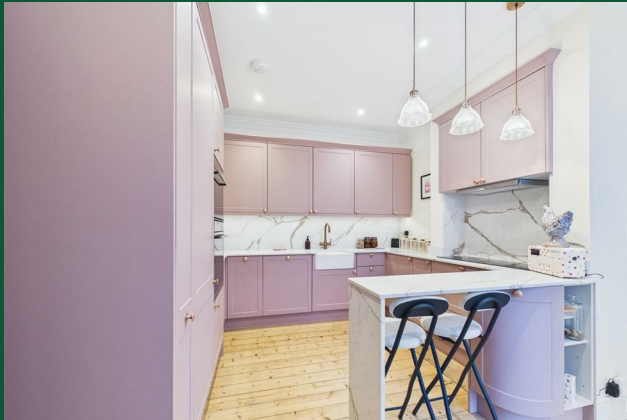
FREEHOLD

This four bedroom semi-detached home is situated in the desirable village of Stone, ideally positioned to enjoy nearby countryside walks and village playing fields. The property offers generous and versatile living space, including a living room, separate dining room and a kitchen. Additional ground floor accommodation includes a convenient downstairs cloakroom, utility room and a flexible office/playroom. Upstairs, there are four bedrooms and a family bathroom. Outside, the property benefits from a good-sized garden, along with a garage and driveway providing ample off-road parking.



OXFORD ROAD

- DESIRABLE VILLAGE OF STONE • FOUR BEDROOM SEMI-DETACHED HOME • GARAGE AND DRIVEWAY • VERSATILE OFFICE/PLAYROOM • MODERN BATHROOM SUITE • STYLISH KITCHEN • GOOD SIZED REAR GARDEN • FANTASTIC ROAD LINKS



LOCATION

Stone is situated to the south west of Aylesbury and has good transport links by road to the M40 and by rail into London Marylebone at nearby stations in Aylesbury and Haddenham. Stone has a well-regarded combined Church of England School and amenities in the village including a convenience store, petrol station, Indian restaurant and local pub. The village is surrounded by open countryside with many opportunities for dog walking.

ACCOMMODATION

The property is entered via a welcoming entrance hall, complete with stairs rising to the first floor and a convenient downstairs cloakroom. To the front of the property, the living room provides a cosy yet stylish space, featuring a charming fireplace and built-in storage units.

The heart of the home is the beautifully appointed kitchen, fitted with a range of modern units and complemented by an inset electric hob with cooker hood, integrated oven and grill, fridge and dishwasher, and a classic butler-style sink. A breakfast bar adds a sociable touch, perfect for informal dining. Adjacent to the kitchen is a separate dining room, ideal for entertaining family and guests.

Further ground floor accommodation includes a versatile office/playroom, offering flexibility to suit a

variety of needs, with direct access to both the garage and the rear garden. A practical utility room provides space for a washing machine along with additional storage.

To the first floor, there is loft access and four bedrooms, all served by a family bathroom fitted with a modern suite.

Externally, the property boasts a thoughtfully arranged rear garden, featuring a decked patio area with established shrubs, leading to an extensive lawn bordered by a variety of plants, shrubs, and small trees, creating an attractive and private outdoor space.

The property also benefits from a garage with light and power, along with a large driveway providing ample off-road parking.

OXFORD ROAD





OXFORD ROAD

ADDITIONAL INFORMATION

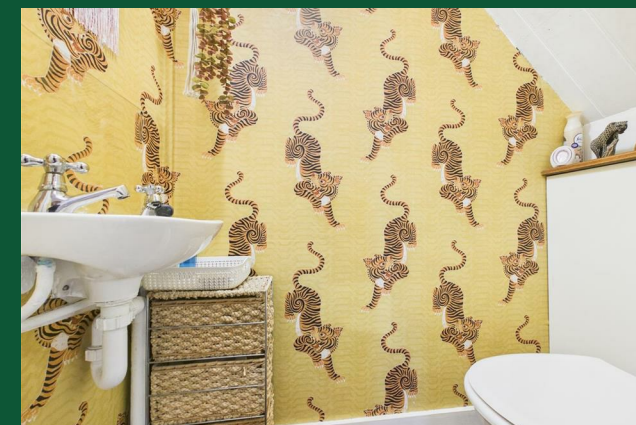
Local Authority – Buckinghamshire

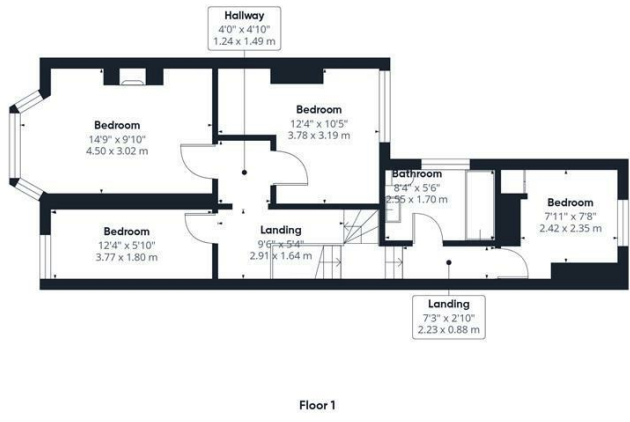
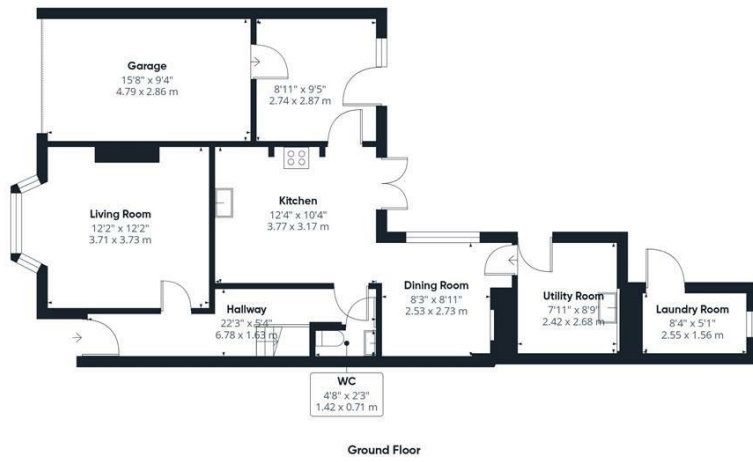
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1304.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
 1347 ft²
 125.3 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
 46 High Street
 Aylesbury
 HP20 1SE

01296 393 393
 info@georgedavid.co.uk
 www.georgedavid.co.uk

