

# YEW TREE COTTAGE

38 BISHOPSTONE ROAD, STONE, BUCKINGHAMSHIRE. HP17 8QX



HAMNETT  
HAYWARD



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**A beautiful Grade II listed detached period cottage with a stylish contemporary extension, enjoying glorious mature gardens.**

Wonderfully situated on the outskirts of a small Buckinghamshire village close to open countryside, Yew Tree Cottage is the most delightful Grade II listed home, combining a light and airy contemporary twist, whilst offering a 10 minute drive to Haddenham & Thame parkway for the train to London Marylebone (under 40 minutes). Originally constructed circa 18<sup>th</sup> Century of Wychert elevations under a thatched roof, the property has been considerably updated to include a new kitchen with a glass opening directly to the garden. A particular feature of this lovely home is the generous plot, offering ample parking, a detached garage with workshop, a range of outbuildings and a modern cedar framed summerhouse with electric.

Internally the property offers a wealth of period features including the original ground floor reception room with open fireplace, now home to a modern gas fired stove. A generous reception hall is predominantly glazed and flooded with natural light, with access to the utility room, shower room and opening to the kitchen. Extended and re-designed in more recent years, the kitchen is very much the hub of the house, enjoying large glazed sliding doors opening directly to the garden and recently fitted to provide a well equipped modern day kitchen. The kitchen is fitted with stylish, handleless cupboard and drawer units with composite stone work surfaces and an exposed brick wall. Bosch integrated appliances include an electric double oven, induction hob, dishwasher and fridge/freezer. Further accommodation to the ground floor includes a principal bedroom extending to 18' with access directly to a lovely garden terrace. To the first floor is a further double bedroom with built in wardrobes. (please note, the property has been configured for two bedrooms, offering scope to convert back to a three bedroom home).

Externally the property is approached at the front into an area of off street parking, bordered by an attractive brick wall. Off street parking is available for 5 vehicles and a detached double garage has electric doors and adjoining workshop. To the rear is a wonderfully secluded mature garden offering a sunny South-Easterly aspect. The garden has an extensive array of mature planting with many shrubs, hedging and trees. A detached garden room offers great potential for a workshop or garden office, whilst a detached cedar framed summerhouse enjoys sunshine. The garden is perfectly laid out for entertaining with a number of terrace areas for al-fresco dining.

A BEAUTIFUL GRADE II LISTED COTTAGE WITH A LOVELY CONTEMPORARY TWIST, ENJOYING WELL ESTABLISHED GARDENS, A DOUBLE GARAGE AND A RANGE OF OUTBUILDINGS.



## AT A GLANCE

- A beautiful 18<sup>th</sup> century Grade II listed cottage with a fabulous contemporary extension
- Recently re-fitted kitchen with glazed sliding doors opening to garden
- The most stunning mature garden offering an excellent degree of privacy
- Off street parking, detached double garage, range of outbuildings and summerhouse
- Rural setting whilst just a short drive for station to London Marylebone (under 40 minutes)





## SUMMARY

- Part glazed entrance hall
- Cloakroom
- Ground floor shower room
- 22' Sitting room with gas fired stove
- Recently re-fitted kitchen/breakfast room with glazed sliding doors opening to garden
- Well equipped kitchen with a range of integrated appliances
- Utility room
- 18' ground floor bedroom opening to garden terrace
- Further double bedroom extending to 17'
- Ample off street parking
- Detached double garage with adjoining workshop
- Detached garden room providing scope for home office
- Garden summer house with electric
- Well established garden
- Beautiful South-East facing garden
- Lovely edge of village setting close to countryside
- Within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone (just 37 minutes)
- Grade II listed
- Many original features
- Scope to convert back to three bedrooms
- Within catchment of Aylesbury Grammar schools

## Bishopstone Road, Stone, Aylesbury, HP17

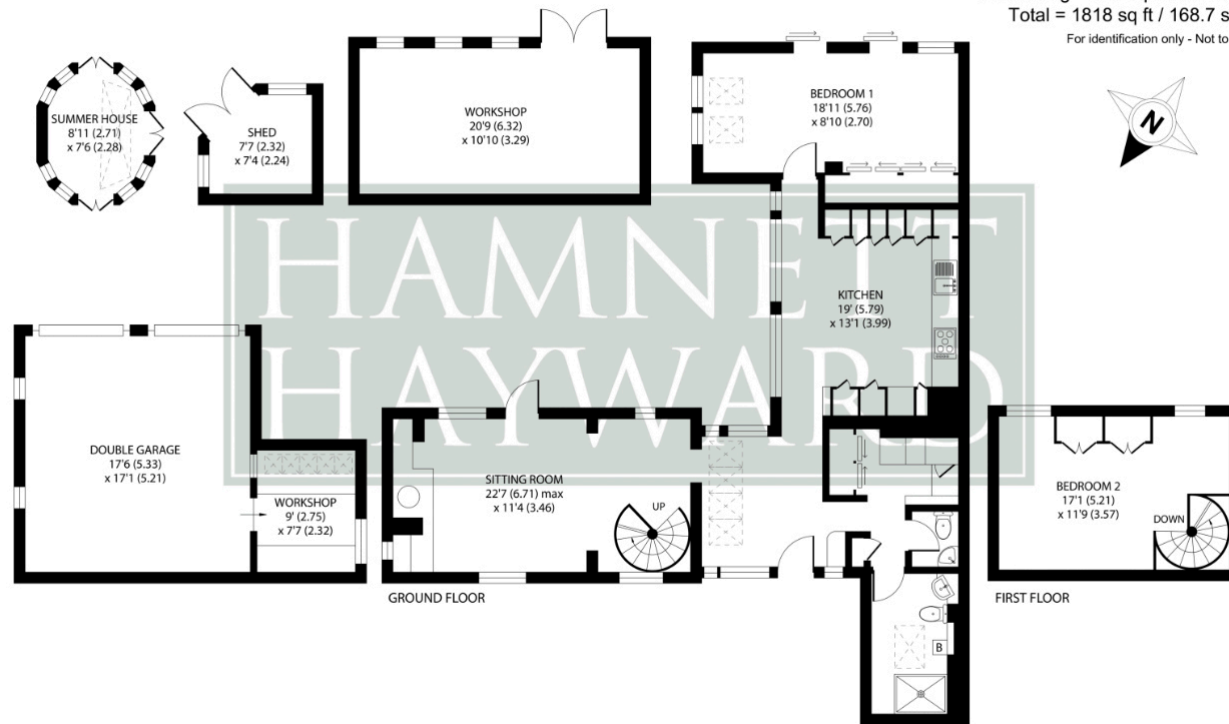
Approximate Area = 1128 sq ft / 104.7 sq m

Garage = 362 sq ft / 33.6 sq m

Outbuilding = 328 sq ft / 30.4 sq m

Total = 1818 sq ft / 168.7 sq m

For identification only - Not to scale



## LOCATION

Stone is a popular Buckinghamshire village located southwest of the town of Aylesbury, on the A418 road, linking Aylesbury to the market town of Thame in Oxfordshire. The parish church is dedicated to St John the Baptist, and is dated 1273. The graveyard contains the grave of William Henry Smyth. Facilities and amenities within the village include a village post office and Co-op supermarket, an Indian restaurant and the Bugle Horn public house. The famous Hartwell House Hotel and Spa is also located on the fringe of the village. For a further variety of shopping facilities, nearby Aylesbury has an extensive selection with a range of restaurants, bars and cafe's. Within the village of Stone is a sports and social club and the reputable village school, a church of England combined school. For secondary education, the village has a choice of schools within Aylesbury and Princes Risborough, a village bus also connects directly to the Aylesbury Grammar schools. Local private schools include Griffin House School, Little Kimble (4.5 miles) and Ashfold School, Dorton (9 Miles). For the commuter Haddenham and Thame Parkway railway station (4.5 miles) has a comprehensive service to London Marylebone (under 40 minutes)

## ADDITIONAL INFORMATION

**Services:** Mains water, gas & electricity

**Heating:** Gas fired central heating to radiators.

**Tenure:** Freehold

**Energy Rating:** Current D (62) Potential C (78)

**Local Authority:** Buckinghamshire Council Aylesbury Vale area

**Postcode:** HP17 8QX

**Council Tax Band:** D

GUIDE PRICE £725,000



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