



**Connells**

Oxford Road  
Stone Aylesbury



## Property Description

Connells are delighted to bring this spacious and well-presented semi-detached family home to the market that is located within the picturesque village of Stone situated on the outskirts of Aylesbury. The property briefly comprises of two reception rooms, a modern fitted kitchen with separate utility room, four well-proportioned bedrooms and a family bathroom suite. Benefits include an additional office room, many character features including high ceilings and open fire, a driveway providing off road parking, garage, good size rear garden with external storage/utility.

The property is within walking distance of the village shop and other local amenities. Stone offers a range of amenities including a village hall, Church, a Primary School and Petrol Station. There are village playing fields opposite the development and some lovely countryside walks can be enjoyed from your doorstep including Waddesdon Estate. Aylesbury is only 3 miles away with a variety of larger department stores, High Street shopping, restaurants and supermarkets. The commuter is also well catered for with railway stations in, Wendover, Haddenham and Aylesbury providing regular direct line services to London Marylebone, Oxford and Birmingham. For motorists, the M40 (J8A) is approximately 12.5 miles away. There is a choice of primary schools in the surrounding villages and for secondary schooling, along with three grammar schools in Aylesbury.

Internal viewing is highly recommended.

## Entrance Hall

## Cloakroom

## Reception Room

14' 3" Into Bay x 12' 5" ( 4.34m Into Bay x 3.78m )

## Kitchen

12' 5" x 10' 5" ( 3.78m x 3.17m )

## Breakfast Room

9' x 8' ( 2.74m x 2.44m )

## Office

9' 4" x 9' ( 2.84m x 2.74m )

## Outdoor Utility

8' 5" x 8' ( 2.57m x 2.44m )

## First Floor Landing

## Bedroom One

14' 10" Into Bay x 10' MAX ( 4.52m Into Bay x 3.05m MAX )

## Bedroom Two

12' 5" MAX x 10' 6" MAX ( 3.78m MAX x 3.20m MAX )

## Bedroom Three

12' 6" x 5' 11" ( 3.81m x 1.80m )

## Bedroom Four

8' 11" MAX x 8' 10" MAX ( 2.72m MAX x 2.69m MAX )

## Bathroom

## Outside

## Front Garden

## Garage

15' 10" x 9' 6" ( 4.83m x 2.90m )

**Rear Garden**









Total floor area 131.6 m<sup>2</sup> (1,417 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)



To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: D Council Tax Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304651](http://connells.co.uk/Property/LEY304651)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LEY304651 - 0010