

16 OXFORD ROAD

STONE, BUCKINGHAMSHIRE HP17 8PB



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“A RARELY AVAILABLE OPPORTUNITY WITH ENDLESS POSSIBILITIES”

A substantial Edwardian fronted property with a large retail unit. There is also a detached chalet with storage which could be used as a residential Annex on a surprisingly quiet plot in a busy location. The property benefits from a detached double garage, storage sheds and a basement.

The residential portion comprises a well fitted and large kitchen/breakfast room, utility room, delightful double aspect drawing room, principle suite of bedroom and bathroom, 4 additional double bedrooms and shower room. Permission has been granted to convert to full residential use if required.

This is a unique opportunity for someone with a commercial business, wanting extremely comfortable accommodation or those seeking a large family home in a convenient location. As well as a lucrative retail outlet, the property has been a much loved family home for over two decades and has benefitted from a high standard refurbishment, including a large extension.

On entering the property there are three open plan reception rooms, currently used as retail showrooms. This in turn, leads through to the outstanding kitchen/diner and utility room at the rear of the property. The bespoke kitchen is of particular note with Fisher and Paykel integrated appliances, in-built coffee machine, wine fridge and large range cooker. On the first floor, there is a lovely dual aspect sitting room with 2 feature fireplaces as well as the master bedroom with a large en-suite, a family bathroom and two large double bedrooms. The second floor has a further two large double bedrooms. There is ample storage throughout including a large cellar.

Outside, there is a detached double garage with electricity and a fully enclosed garden with sun terrace. There is also a detached studio that is currently used as more retail space. The property is gated to both sides and there is parking several cars.





OVERVIEW

- Substantial detached property
- Flexible living space across three floors
- Currently 5 double bedrooms
- Commercial space with permission to convert to full residential
- Beautifully fitted large Kitchen/diner and utility room
- Triple glazed windows
- En-suite to master bedroom
- Detached studio and double garage
- Enclosed rear garden with terrace
- Gated both sides with driveway parking for several cars
- CCTV fitted
- Basement cellar
- Over 3,400 sq ft.
- Fantastic retail/commercial opportunity if required with zero rates

SUPPLEMENTARY INFORMATION

Services: Mains electricity, gas, drainage and water

Energy Efficiency Rating: Current 61 (D), Potential 79 (C)

Local Authority: Aylesbury Vale District Council

Council Tax Band: C

Offers in the region of £750,000

LOCATION

Stone is a popular Buckinghamshire village with excellent local amenities and just a short drive from Aylesbury and Thame. There is a useful local shop in the village as well as a village hall, recreation area, primary school and church. There are some great pubs and restaurants in the area as well as the renowned Hartwell House Hotel and Spa. Senior schooling is well catered for with three grammar schools being located in Aylesbury. For the commuter, there is a mainline station in Aylesbury or Haddenham, and the M40 motorway is close by.

DIRECTIONS

From our Thame Office, proceed out of the town on A418 towards Aylesbury. Upon entering the village proceed over the mini-roundabout and the property is on your left hand side.



APPROXIMATE GROSS INTERNAL AREA = 255.9 SQ M / 2755 SQ FT
CELLAR = 17.3 SQ M / 186 SQ FT
OUTBUILDINGS = 93 SQ M / 1001 SQ FT
TOTAL = 366.2 SQ M / 3942 SQ FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Thame - Marlow - Cookham - Maidenhead