

16 CROMHAMSTONE

STONE, BUCKINGHAMSHIRE HP17 8NH



16 CROMHAMSTONE

STONE, BUCKINGHAMSHIRE HP14 8DH

Tucked away in the corner of cul-de-sac this substantial four/five bedroom detached home is situated in the desirable village of Stone. It has a wonderful flow, with a large kitchen/diner and a conservatory overlooking the garden. modernised kitchen and three bathrooms this bright contemporary home is ideal for family friendly living. With enclosed rear garden, double garage and parking for up to four cars.

From entering the front door the property consists of a hallway giving access to all ground floor rooms. The spacious double aspect sitting room has been updated with a feature fireplace and plantation shutters. There is also a large downstairs office/bedroom 5. The kitchen/diner really is the heart of the home with the conservatory seamlessly blending into the living accommodation. The kitchen has been modernised with built-in Neff double oven and five ring gas hob, extractor, and integrated dishwasher. All work surfaces and breakfast bar have granite (check) worktops and wooden flooring. There is also a downstairs cloakroom and understairs cupboard.

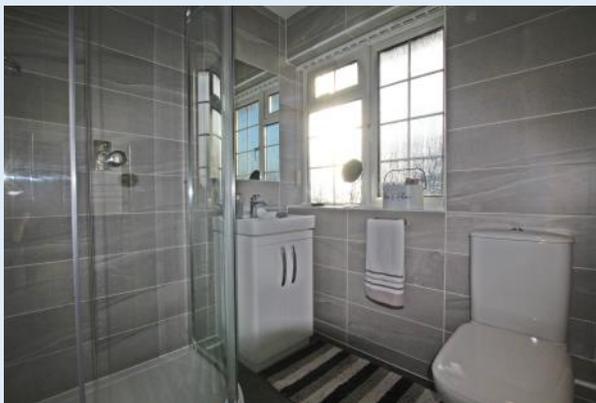
From the hallway stairs lead to first floor galleried landing. The spacious master bedroom has an ensuite bathroom with walk-in shower. There are three further double bedrooms as well as a family bathroom. The well established and enclosed rear garden has a large patio area and access to the double garage.

“BRIGHT, MODERN AND FAMILY-FRIENDLY”



IN BRIEF

- Substantial detached family home with four double plus one single bedroom/study
- Large open plan kitchen/diner leading onto the conservatory
- Modernised kitchen with integrated appliances
- Quiet cul-de-sac location in desirable village
- Enclosed gardens, double garage with multi car driveway



OVERVIEW

- Detached four/five bedroom property
- Large sitting room with double aspect
- Large kitchen/diner
- Conservatory overlooking the garden
- Office / study
- Cloakroom
- Master bedroom ensuite shower
- Three further double bedrooms
- Family bathroom
- Mature enclosed garden
- Double garage with possibility of turning into additional living space (STP)
- Multi car driveway

OFFERS OVER £525,000 FREEHOLD

SUPPLEMENTARY INFORMATION

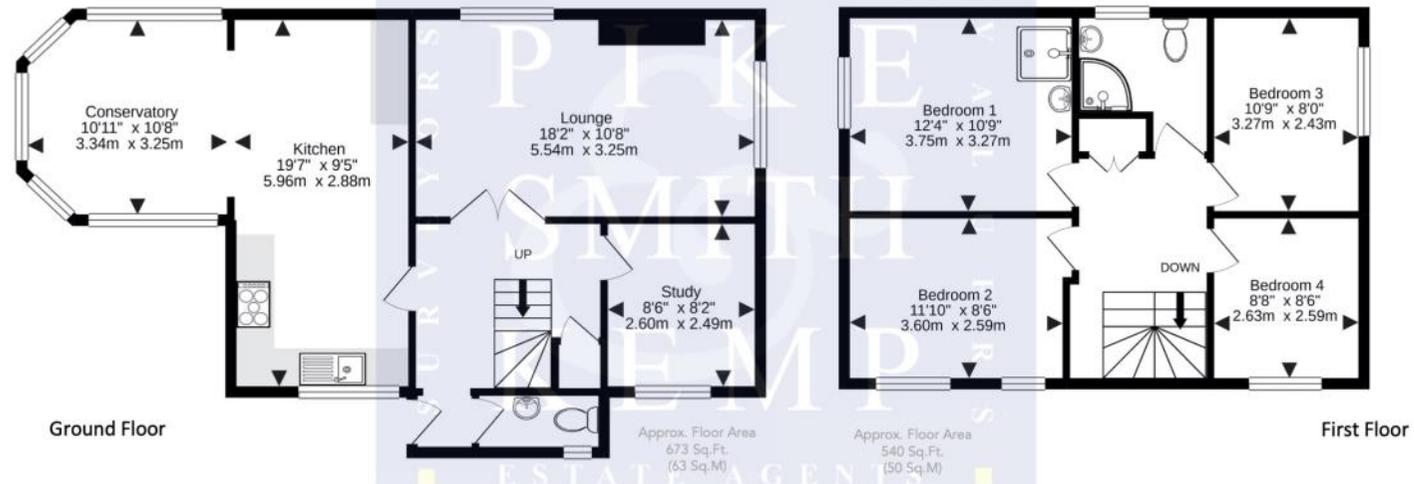
Services: Mains gas, electricity, drainage and water

Heating: Gas Central Heating to radiators

Energy Rating: Current C (70) Potential B (82)

Local Authority: Aylesbury Vale District Council

Council Tax Band: E



The approximate total area for the elements of the property represented on the floorplan is 113 SqM (1212 Sq.Ft)

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This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

The village of Stone offers a range of amenities including local convenience store with Post Office, churches, primary school, recreation ground and eateries. Stone is within the Aylesbury Grammar Schools catchment area.

Both market towns of Aylesbury and Thame are nearby with full range of shopping and leisure facilities. For rail links into London Marylebone either Haddenham and Thame Parkway or Aylesbury Station with travel time of approx. 40 mins.

Access onto M40 for London or Birmingham is 15 mins drive.

There are many pretty villages and Hartwell House, Spa and restaurant is one of England's stately homes is situated at one end of the village.

Also the historic and university city of Oxford is within easy reach.

Thame - Marlow - Cookham - Maidenhead

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