

# 88 OXFORD ROAD

STONE BUCKINGHAMSHIRE HP17 8PL



# 88 Oxford Road

STONE, BUCKINGHAMSHIRE HP17 8PL

**A large detached bungalow, standing on a plot of about half an acre, requiring some updating and with the potential to enlarge (STP). There is also the opportunity to sub-divide the plot to create a single building plot (STP) of up to 4 detached dwellings.**

The bungalow created significant interest in the architectural community when it was originally built in the late 1950s, with all the living accommodation enjoying views over the grounds, which are principally to the front of the property. Latterly, a double garage was added and this could provide the footprint for additional accommodation, if desired.

The property is approached via a long drive with the bungalow owning the bank to the right. The driveway to the immediate front of the bungalow provides parking for several vehicles.

The property has a well proportioned sitting room, a kitchen with space for a table, four bedrooms, bathroom, cloakroom, rear hall and a boiler room.

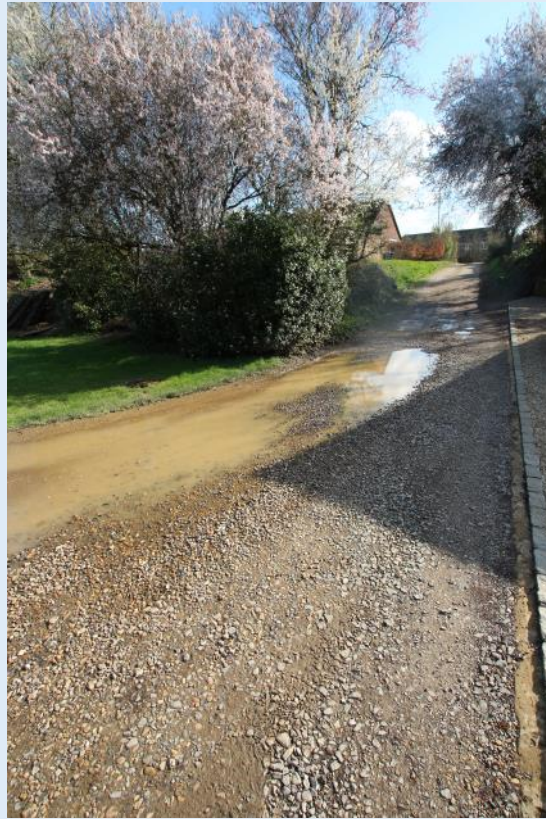
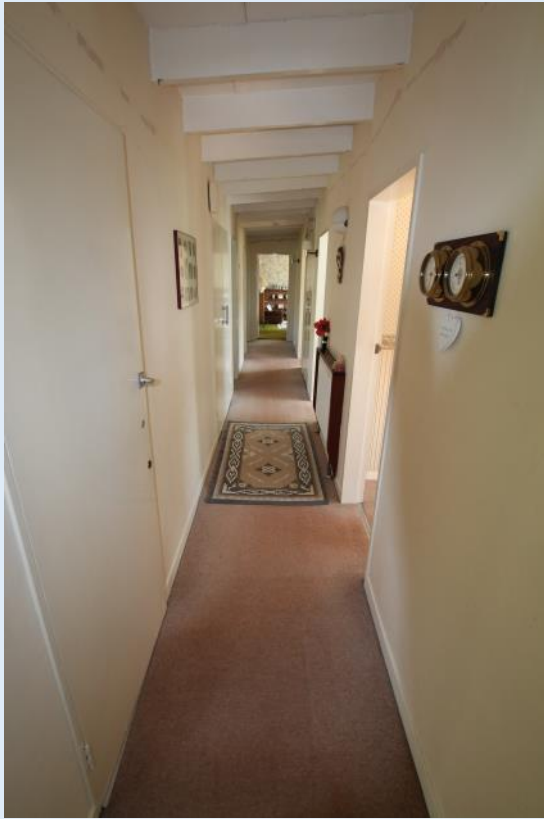
The grounds are primarily to the front of the property and are lawned with some well established plantings and trees.



For illustrative purposes only. Not to scale.

## IN BRIEF

- Four bedrooms
- Two reception rooms
- Half an acre plot
- Requiring modernisation
- Potential to extend (STP) and to create a single building plot (STP) of up to 4 dwellings




## OVERVIEW

- Tucked away village location
- Rare to the market
- Unique opportunity to enlarge/create a bespoke property
- Currently 1,752 sq ft of property
- No onward chain

**GUIDE PRICE;      £600,000                      FREEHOLD**

### Agents Notes

We wish to inform any interested party that these sales particulars are as a general guide. We have not carried out a detailed survey, nor tested the services and appliances. Room sizes quoted are approximate and have been rounded. Any plans included on these particulars are not to scale and are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	23	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



The approximate total area for the elements of the property represented on the floorplan is 163 SqM (1752 Sq.Ft)

**88 Oxford Road, Stone, Buckinghamshire, HP17 8PL**

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

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 driveway for No;88 is situated on the left hand side. Proceed down the drive and the property is on the right.

## PIKE SMITH & KEMP

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