



bonners & babingtons

Whitechurch Close
Stone

Whitechurch Close Stone Buckinghamshire HP17 8YA

Guide Price - £499,950

This modern, three-story, Detached family home offers countryside views and is situated down a quiet Cul-de-sac within this sought-after estate in the popular Village of Stone. Nearby Towns include Princes Risborough, Thame, and Aylesbury.

The property was constructed approximately twenty years ago and is finished to a high standard throughout. The downstairs accommodation comprises of a spacious Entrance Hallway, downstairs Cloakroom, and under-stairs storage. There is a large dual-aspect Living Room with French doors opening into the rear Garden and an open Kitchen/Diner with French doors.

The five bedrooms are spread over the upper two floors, with a dual-aspect Master bedroom with En-Suite, a double bedroom, a further bedroom, and a Family Bathroom on the middle floor. On the top floor, there are two large double rooms with Dormer and Velux windows that enjoy great views, one of these complete with an En-Suite Shower Room.

Outside, accessible from the Living Room, Kitchen, and side access. The property benefits from a large 45ft West facing rear Garden (the largest in the development) laid mostly to lawn, with a Patio for al fresco entertainment and a Summer House/Home Office. To the front, the property has a pretty rockery and offers a private Garage and off-street parking.

Other notable features include; Mains Gas Central Heating, and full Double Glazing throughout.





Stone Village

Stone village is situated on the edge of the Rothschild Estate of Eythrope. There is a bridle path leading into The Rothchild's Eythrope and Waddesdon Estate which is ideal for riding, cycling or walking. The property is located in a quiet and convenient location between nearby towns.

Aylesbury, Thame and Princes Risborough are close by market towns providing a wide range of shopping facilities, with a more extensive range of amenities and facilities available in Oxford, High Wycombe, Bicester and Milton Keynes. Communications in the area are excellent with a mainline rail service from Haddenham and Thame Parkway to London Marylebone or Birmingham. There is also a choice of service into London from Aylesbury. There is good access to the M40 motorway at Junctions 7 or 8A for London and the Midlands motorway network.

Buckinghamshire is renowned for its range of excellent state and private schools including boys and girls grammar schools in Aylesbury and private schools such as Ashfold and Swanbourne.

EPC RATING – C

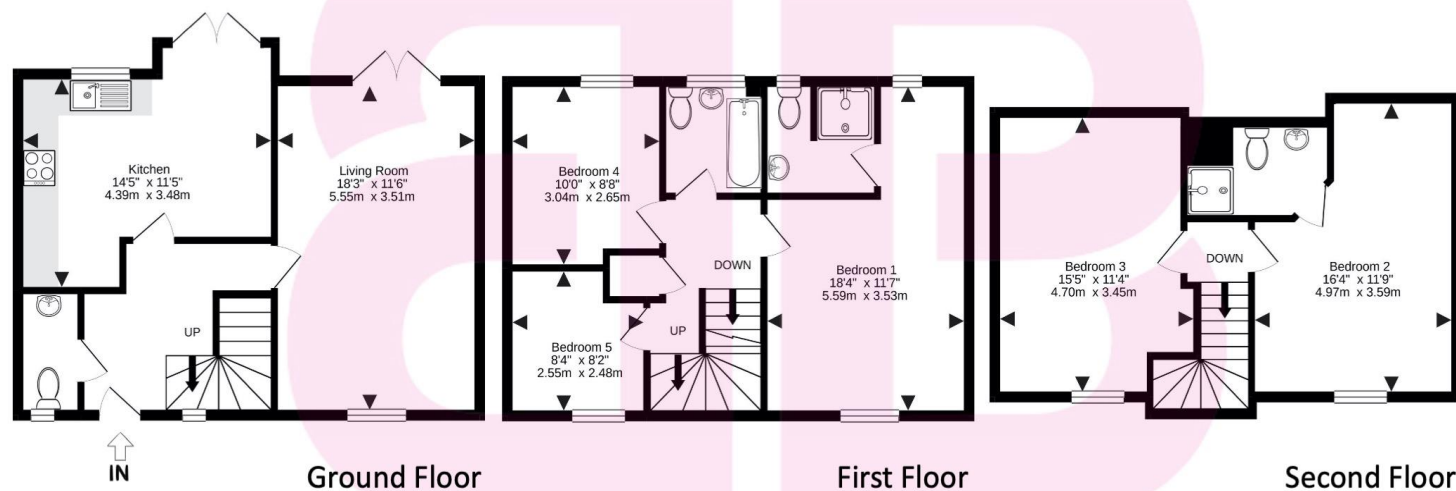
COUNCIL TAX BAND - F

Energy Efficiency Rating	
Current	Potential
78	88
95-100 A 81-94 B 69-80 C 55-68 D 49-54 E 45-48 F 39-44 G	
The energy efficiency of a building is measured on a scale from 1 to 100, where 100 is the most efficient.	
England & Wales	

Whitechurch Close, Stone, Aylesbury, Buckinghamshire, HP17 8YA

Approx. Gross Internal Area

125 sq m – 1340 sq ft



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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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