



Bittenham Close, Stone, Buckinghamshire, HP17 8RY

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A beautifully presented & stylish four bedroom semi-detached family home which has been recently renovated now offering a contemporary interior throughout. The property is located within the popular village of Stone which with excellent schools, transport links & amenities close by in the village of Haddenham, Thame and Aylesbury Town.

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Guide Price - £550,000

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- RECENTLY RENOVATED
- LIVING ROOM / DINING AREA
- MODERN KITCHEN
- SECOND RECEPTION ROOM / STUDY
- Paddock (RENTED)
- SUNNY REAR GARDEN
- MODERN FAMILY BATHROOM
- GRAVELLED DRIVEWAY
- VILLAGE LOCATION



78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

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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 Aylesbury and Thame.

These market towns provide 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.



Description

A beautifully presented & stylish four bedroom semi-detached family home which has been recently renovated now offering a contemporary interior throughout. The property is located within the popular village of Stone which with excellent schools, transport links & amenities close by in the village of Haddenham, Thame and Aylesbury Town.

The property accommodation comprises of the following, entrance hallway with storage cupboard, downstairs toilet, open plan living room / dining area with functioning wood burner and French doors opening to the rear garden and a second reception room / study. The kitchen has been recently fitted by the current owner and is of shaker style design benefiting from waist height and eye level units and a beautiful centre island with breakfast bar.

Upstairs you will find three good sized double bedrooms, one with fitted wardrobes, further single bedroom and a recently fitted modern bathroom with bath and overhead shower.

To the rear, French doors from the dining area lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also a wooden built shed with power and two storage units which were originally kennels. The wooden built out building / shed is ripe for redevelopment and could be converted into a home office or large outbuilding.

The property also benefits from a paddock that backs directly onto the garden, which is rented by the current owner. The paddock is currently used as an extended garden and, having its own access from the main road is a perfect area for holding parties and family events in the summer.

To the front you will find a large, gravelled driveway with parking for 2/3 cars and ample on street parking if required.

Other notable features include, oil fired central heating system, double glazed windows throughout and loft storage.





General Remarks and Stipulations

Tenure

Freehold

Services

Oil fired central heating, mains water, electric and drainage.

EPC Rating

D

Local Authority

Aylesbury Vale District Council

Post Code

HP27 0LZ

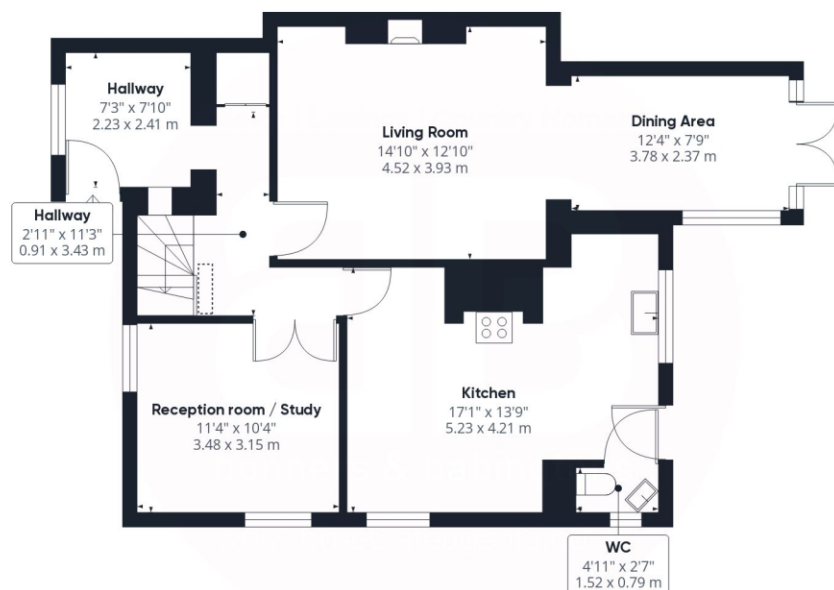
Viewing

Strictly by appointment with Bonners & Babington's

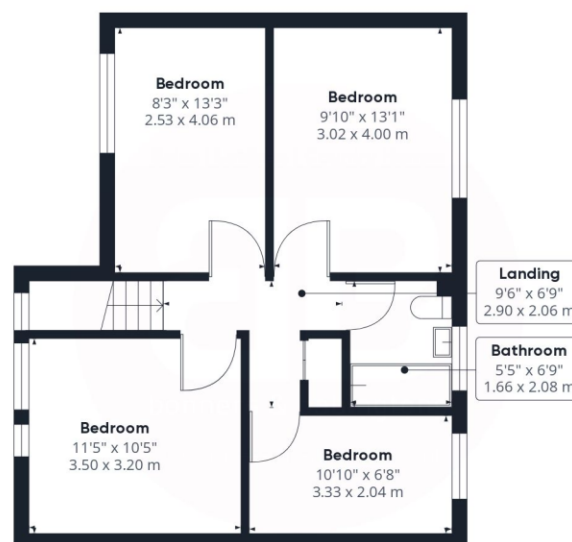
Fixtures and Fittings

Via separate negotiations





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1511.06 ft²

140.38 m²

Reduced headroom

1.34 ft²

0.12 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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