



BELLE VUE, STONE, STONE, AYLESBURY

PRICE £610,000
FREEHOLD

This well presented four bedroom detached home is situated in the village of Stone, offering the perfect setting for family living. The spacious accommodation includes a living room, a downstairs office ideal for home working, and a stylish open-plan kitchen/diner complemented by a separate utility room and downstairs WC. The former garage has been thoughtfully converted into a versatile games room, providing additional flexible living space. Upstairs, there are four bedrooms and a family bathroom. Outside, the property boasts a superb large rear garden and a driveway, making this an ideal family home both inside and out.



BELLE VUE

• VILLAGE OF STONE • FOUR BEDROOM DETACHED HOUSE • BEAUTIFULLY PRESENTED THROUGHOUT • DOWNSTAIRS OFFICE/STUDY • MODERN KITCHEN/DINER • DRIVEWAY • AIR CONDITIONING TO THREE BEDROOMS • LANDSCAPED REAR GARDEN • UTILITY & DOWNSTAIRS WC • IDEAL FAMILY HOME



LOCATION

Stone is situated to the south west of Aylesbury and has good transport links by road to the M40 and by rail into London Marylebone at nearby stations in Aylesbury and Haddenham. Stone has a well-regarded combined Church of England School and amenities in the village including a convenience store, petrol station, Indian restaurant and local pub. The village is surrounded by open countryside with many opportunities for dog walking.

ACCOMMODATION

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor and access to a convenient downstairs WC. The living room provides the perfect space to relax and features a stylish built-in media wall, creating an attractive focal point for the room. There is also a separate home office, ideal for those working remotely or requiring a dedicated study space.

The heart of the home is the impressive open-plan kitchen/diner, thoughtfully designed for both everyday family life and entertaining. The contemporary kitchen is fitted with an inset electric hob with extractor hood over, an integrated oven and grill, integrated dishwasher, and ample space for an American-style fridge/freezer. Air conditioning ensures year-round comfort, while the dining area comfortably accommodates a family dining table. Bi-fold doors

open seamlessly onto the rear garden, allowing natural light to flood the room. The utility room provides space for a washing machine and tumble dryer, with a door leading out to the side of the house.

The former garage has been converted into a versatile games room, offering flexible accommodation that could also be utilised as a playroom, home gym, hobby room or additional reception space to suit a variety of lifestyles.

The first-floor landing provides access to the loft and airing cupboard. There are four well proportioned bedrooms, with three benefitting from the added comfort of air conditioning. The family bathroom is well-appointed with a suite comprising a panelled bath with shower attachment, separate shower cubicle, hand basin with vanity unit, low-level WC and a heated towel rail.

Outside, the property continues to impress with its beautifully landscaped rear garden. A large paved patio provides the perfect setting for outdoor dining, while built-in planters add character. Beyond is an expanse of lawn, creating an ideal space for children to play and families to enjoy. To the rear of the garden is a large shed, offering excellent storage or potential for a workshop.

To the front, a driveway provides off-road parking,

completing this fantastic family home in one of the area's most desirable village locations.

BELLE VUE





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ADDITIONAL INFORMATION

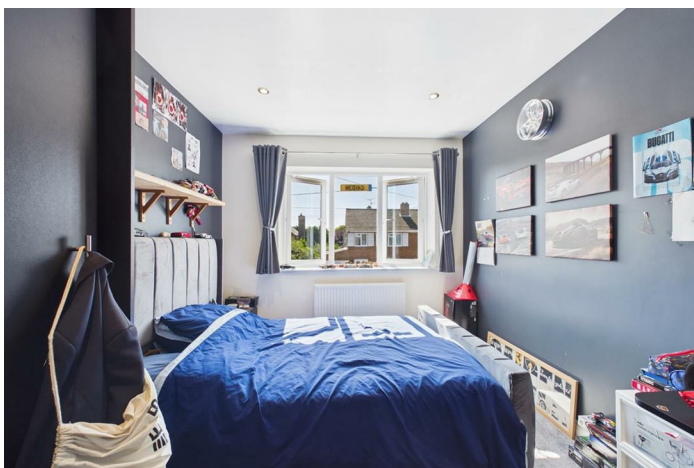
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

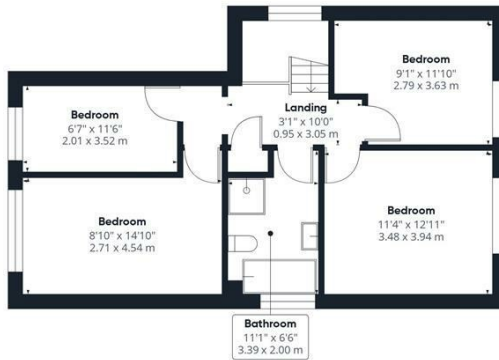
Floor Area – 1299.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1299 ft²
120.7 m²

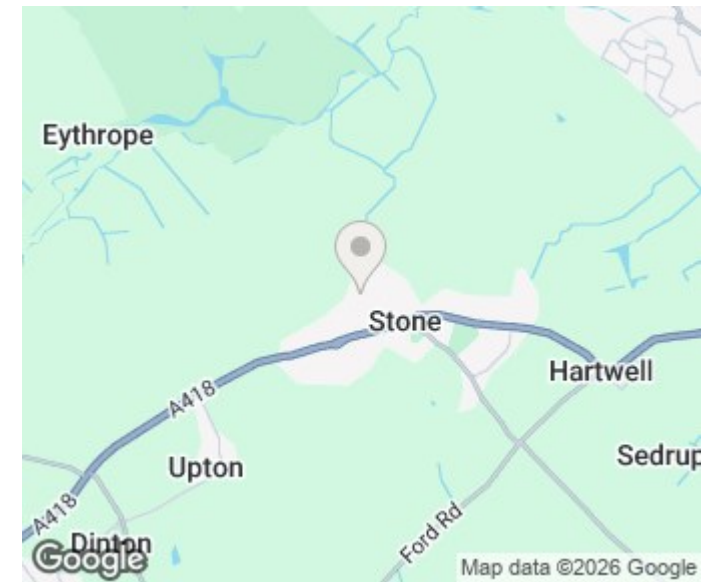
Balconies and terraces

703 ft²
65.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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