



38 Oxford Road,  
Stone, Buckinghamshire,  
HP17 8PB

Offers In Excess Of  
£675,000

**RB** REASTON BROWN

## A Four Bedroom Detached Family Home, Formally The Village Police House, Comprising Of A Large Kitchen & Breakfast Room , Double Garage, Off Road Parking For Several Cars. In The Buckinghamshire Village Of Stone. In Excess Of 1780 Sq Ft

Entry is through the solid wooden door into the convenient cloakroom area, this gives access to the inner hallway with living room and dining room off. The living room, formally the dining room, exudes warmth with its cozy open fireplace, set against laminate flooring and grey tone walls.

The large kitchen and breakfast area is the heart of the home, generously sized, showcasing sleek high-gloss white cabinets paired with granite worktop. Integrated appliances, including double fridge-freezer, five-point gas hob, and wine cooler and a sizable breakfast island with additional sink area. Double sliding doors seamlessly connect the indoor space with the outdoor living areas. The dining room, formerly the living room, offers ample space and natural light, French doors lead to the breakfast area, whilst a sliding door opens to the office area at the front of the house. Completing this floor is a convenient shower room with a toilet.

Upstairs the master bedroom is positioned at the front of the property. Bedrooms two, three, and four are adorned in neutral décor. The family bathroom has a white suite with a shower over the bath.

Outside, the large garden is adorned with an expansive patio area, sleeper beds, mature hedges, and conifer trees. Additional features include a shed and a summerhouse with convenient side access to the front of the house. The front garden features a spacious shingle driveway with accommodating multiple cars and a vast lawn area. Adding to the property's appeal is a double garage equipped with an electric door and power supply.

This house has ample scope for extension subject to planning application or reorganisation of the existing room layout. EPC: D Council Tax: E

## Situation

**Stone** is a desirable, large village with a public house and a local shop/post office a picturesque Norman century church with a duck pond at the front. There is a riding school, a village hall, play area, and large extensive park. Stone has an excellent Church of England primary school, also a post office/village shop. There is also nearby Hartwell House Spa and health club. Stone is also in catchment for many good schools and is very close to Aylesbury Grammer schools. There is also Ashfold public school in the hamlet of Dorton. Eythrope, is conveniently located nearby which boasts walking trail. Further facilities such as doctors and dentist surgeries can be found in Aylesbury or Thame. There are excellent commuting links to London and Oxford. Marylebone can be reached by rail in thirty four minutes from nearby Haddenham and Thame Parkway Station or Aylesbury There are a larger range of facilities to be found in both Thame and Aylesbury, including a branch of Waitrose, health & leisure centres, award winning gastro pubs, the Phoenix nature trail, and several historic buildings. Waddesdon Estate, Aylesbury has The Waterside Theatre where many of the top shows are staged.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







GROUND FLOOR  
 APPROX. GROSS INTERNAL FLOOR AREA 1789 SQ FT / 166 SQ M  
 38 OXFORD ROAD, STONE, HP17 8PB

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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