



Beechy House, 83 Eythrope Road
Stone, Buckinghamshire,
HP17 8PH

Guide Price £985,000

RB REASTON BROWN

A Spacious And Well-Maintained Six Bedroom Detached Home Offering 2,970 Sq Ft of Living Space, Including a Large Orangery, Study, En-Suite Master, Private Garden, And Double Garage. Ideally Located Near Amenities and Transport Links.

This stunning detached home is designed to maximise light and space, offering a seamless blend of elegance and practicality. Upon entering, a bright and spacious hallway welcomes you, featuring contemporary flagstone tiles that extend into the kitchen. The ground floor is finished in neutral tones, creating a timeless and inviting atmosphere.

To the right, the sitting room boasts a solid wood floor and natural décor, while the front-facing study provides a peaceful workspace. The family room, with its generous proportions and charming bay window, is bathed in natural light. The drawing room offers a cosy retreat, featuring a brick fireplace with an oak mantel and fire, with double doors leading to the decking area.

The heart of the home is the expansive kitchen and dining area is perfect for family living, seamlessly flowing into the orangery with skylights and bi-fold doors opening to the garden. The modern kitchen is fitted with sleek quartz worktops, an integrated fridge/freezer, a dishwasher, and a freestanding six-burner gas oven. A convenient utility room, with matching cabinetry, garden access, and a brand-new boiler, provides additional storage. A cloakroom completes the ground floor.

The first floor hosts four spacious bedrooms, including a rear-facing master suite with built-in wardrobes and a luxurious en-suite. Bedroom two also benefits from an en-suite, while a stylish family bathroom serves the remaining rooms. The second floor offers two further bedrooms and a shared bathroom.

Set in attractive grounds, this home includes a double garage with electric doors, gated parking, a landscaped garden with a patio, decking, and extended views.

Underfloor heating runs throughout the ground floor for added comfort. EPC: C Council Tax: G Freehold

Situation

Beechey House enjoys a tranquil setting surrounded by open countryside, situated on a no-through road. It offers convenient private and pedestrian access to the Rothschild Waddesdon Manor Estate, a favoured destination for both dog walkers and cyclists.

Stone is a desirable and picturesque village on the outskirts of Aylesbury, offering a unique combination of rural tranquillity and easy access to modern amenities. The village features a charming Norman church with a duck pond at its front, a well-equipped village hall, a play area, and extensive parklands that provide ample outdoor space for recreation and relaxation.

Local amenities include a shop and post office, a primary school with an excellent reputation, and a petrol station. For those seeking leisure and relaxation, the nearby Hartwell House Spa and Health Club offers luxurious pampering, while the Rothschild Waddesdon Manor Estate is popular for countryside walks and cycling. The village is also close to Eythrope, which boasts scenic walking trails.

Stone benefits from excellent educational opportunities. It is within the catchment area for highly regarded Aylesbury Grammar Schools and is near Ashfold Public School in Dorton. For more comprehensive amenities, Thame is just a short drive away, offering supermarkets, high-street shopping, award-winning gastro pubs, health and leisure centres.

Commuters are well-catered for with exceptional transport links. The nearby Haddenham and Thame Parkway station and Aylesbury station provide direct rail services to London Marylebone in as little as 34 minutes, as well as connections to Oxford and Birmingham. Motorists benefit from convenient access to the M40 (J8A)

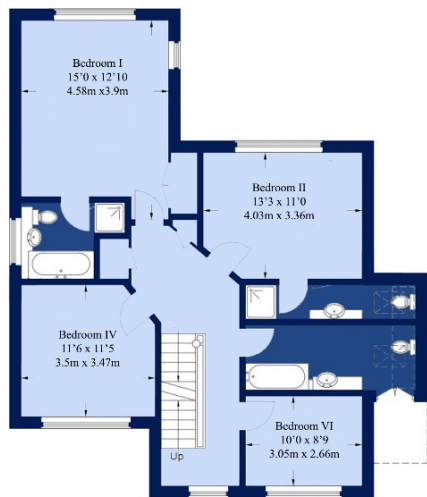
The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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



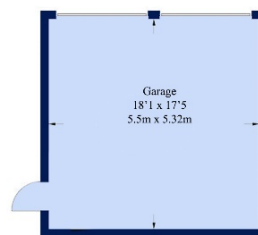




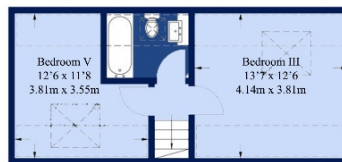
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



Approx. Gross Internal Floor Area 2978 Sq Ft / 276 Sq M

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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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