



**Eythrope Road, Stone, Buckinghamshire, HP17 8PG**

 **Christopher Pallet**  
Professional advice since 1973



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Stone,  
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**Guide Price £875,000 Freehold**

A beautiful Grade II listed period cottage set centrally in mature grounds approaching an acre. Rolfs Hollow has a wealth of period features from exposed beams, open fireplaces and much more. As well as three bedrooms in the main cottage there are out buildings that lend themselves to offering additional accommodation and ideal for working from home.

The accommodation comprises; entrance porch, sitting room, family room, kitchen, utility room, cloakroom, master bedroom with dressing room and ensuite bathroom, two further bedrooms with an ensuite shower room to the ground floor bedroom, outbuilding with entertainment room, and additional room with an ensuite, an additional outbuilding with a conversion is also available. Driveway for many vehicles with an electric gate.

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 country lane with fields surrounding on three side. The market towns of Aylesbury and Thame provide a wide range of shopping facilities with a more extensive range of amenities and facilities available in Oxford.







## Stunning Grade II Listed Cottage In A Quiet Village Setting With Grounds Approaching An Acre

### The property in more detail

The entrance hall leads to both the family room and the kitchen. The dual aspect family room has a stunning open fireplace with an exposed beam over, exposed beams to the ceiling, wood flooring and stairs rising to the master bedroom suite and the inner lobby and sitting room. The sitting room also has dual aspects, vaulted ceiling, a feature fireplace with log burner, wood flooring, exposed beams to ceiling and door through to bedrooms two and three with an ensuite to the second bedroom. The bespoke fitted kitchen has space for all the usual appliances, windows to both front and rear gardens, space for an Aga and doors leading to the rear and the utility. With space and plumbing for a washing machine, double built in cupboard, door to front and a cloakroom. The master bedroom has a dressing area with a range of fitted wardrobes, ensuite bathroom with a roll top bath, shower cubicle, wash basin and low level wc. The bedroom has exposed beams, windows over looking the front and rear gardens and built in bedroom furniture providing storage.

### The Outbuildings

There are two converted buildings which are being used for entertainment and ideal working from home spaces with additional features which can only be appreciated by a viewing. The main building has been converted from a double garage and has a full size snooker table and bar area, above is a further room which has been used in the past as a bedroom and has an ensuite shower. The second outbuilding has versatile uses with two generous sized rooms along with a small kitchen and a shower room.

### Outside

The grounds are very mature with an abundance of trees, flowering shrubs and plants. The cottage is located centrally within the plot with large areas of lawn on all four sides. The plot is in the region of an acre with two ponds, a large patio seating area, vegetable garden, driveway parking for many vehicles and much more.





## Directions

Leave Aylesbury on the A418 Oxford road into the village of Stone, Take the right hand turning opposite the church into Eythrope road and the property is on the right hand side.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

### 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	48	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

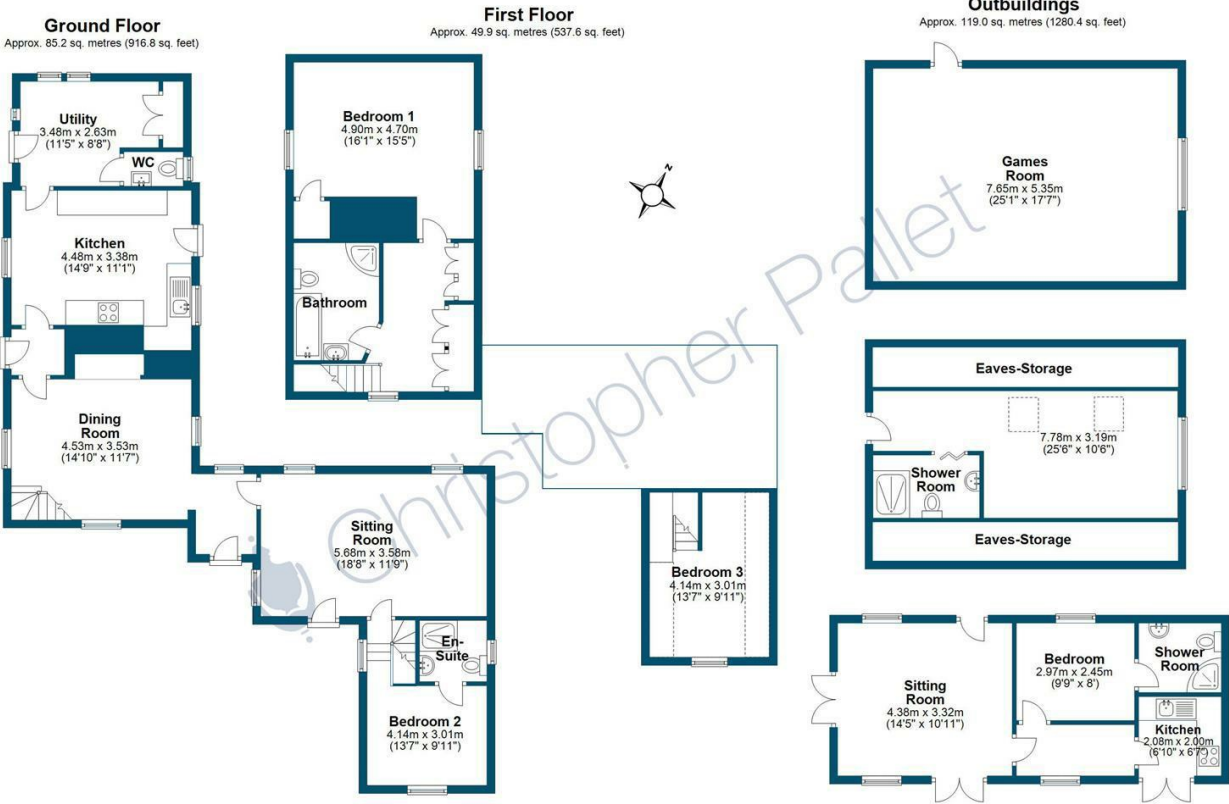
## Viewing and Contact Details



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Total area: approx. 254.1 sq. metres (2734.8 sq. feet)  
For illustration purposes only - not to scale



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