



Oxford Road

Stone | Aylesbury | Bucks | HP17 8PB





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Welcome to this stunning Edwardian detached house located on Oxford Road in the charming village of Stone, Aylesbury. This period property boasts a unique blend of classic charm and modern convenience, making it a truly exceptional find.

As you step inside, you are greeted by three spacious reception rooms that offer ample space for entertaining guests or simply relaxing with your family. With four reception rooms in total,

## Offers in excess of £735,000

- Substantial Detached Property
- Flexible Living Space
- Detached Studio and Double Garage
- En-Suite to Master
- Basement Cellar
- Currently Mixed Commercial / Residential Property
- Beautifully Appointed Large Kitchen/Dining Space
- Currently 5 Double Bedrooms
- Family Bathroom with Shower Cubicle
- Gated Both Sides with Driveway for Several Cars

### Stone

The village offers a full range of amenities including a recreation ground, primary school, church, eateries and a Co-Operative village store with a Post Office. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury or Haddenham and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available





Williams Properties are delighted to welcome to the market this substantial Edwardian fronted property with a large retail unit and equally a large residential living space with 5 double bedrooms. There is also a detached chalet with storage which could be used a residential Annex on a surprisingly quiet plot in a busy location. Permission has been granted to convert to fully residential use if required.



### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### SUMMARY

"A RARELY AVAILABLE PROPERTY WITH ENDLESS POSSIBILITIES"

### PROPERTY DETAILS

A substantial Edwardian fronted property with a large retail unit. There is also a detached chalet with storage which could be used as a residential Annex on a surprisingly quiet plot in a busy location. The property benefits from a detached double garage, storage sheds and a basement. The residential portion comprises a well fitted and large kitchen/breakfast room, utility room, delightful double aspect drawing room, principle suite of bedroom and bathroom, 4 additional double bedrooms and shower room. Permission has been granted to convert to full residential use if required.

This is a unique opportunity for someone with a commercial business, wanting extremely comfortable accommodation or those seeking a large family home in a convenient location. As well as a lucrative retail outlet, the property has been a much loved family home for over two decades and has benefitted from a high standard refurbishment, including a large extension. On entering the property there are three open plan reception rooms, currently used as retail showrooms. This in turn, leads through to the outstanding kitchen/diner and utility room at the rear of the property. The bespoke kitchen is of particular note with Fisher and Paykel integrated appliances, inbuilt coffee machine, wine fridge and large range cooker. On the first floor, there is a lovely dual aspect sitting room with 2 feature fireplaces as well as the master bedroom with a large en-suite, a family bathroom and two large double bedrooms. The second floor has a further two large double bedrooms. There is ample storage throughout including a large cellar.

### OUTSIDE

There is a detached double garage with electricity and a fully enclosed garden with sun terrace. There is also a detached studio that is currently used as more retail space. The property is gated to both sides and there is parking several cars.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(02 plus) <b>A</b>		
(81-91) <b>B</b>			(01-01) <b>B</b>		
(69-80) <b>C</b>			(00-00) <b>C</b>		
(55-68) <b>D</b>			(00-00) <b>D</b>		
(39-54) <b>E</b>			(00-00) <b>E</b>		
(21-38) <b>F</b>			(00-00) <b>F</b>		
(1-20) <b>G</b>			(00-00) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





 <p><b>Floor -1 Building 1</b></p>	 <p><b>Floor 0 Building 1</b></p>	
 <p><b>Floor 1 Building 1</b></p>	 <p><b>Floor 2 Building 1</b></p>	<p><b>Approximate total area</b></p> <p>3688.47 ft<sup>2</sup> 342.67 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>115.17 ft<sup>2</sup> 10.7 m<sup>2</sup></p>
 <p><b>Floor 0 Building 2</b></p>	 <p><b>Floor 0 Building 3</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE 360</b></p>



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.