



43 Faithfull Close
Stone, Buckinghamshire
HP17 8PW

Offer In Excess Of
£465,000

RB REASTON BROWN

A Contemporary Spacious Three Bedroom Detached Home Offering 1185 Sq Ft of Living Space, Private Garden, With Garage. Ideally Located Near Amenities and Transport Links.

This beautifully presented, turn-key family home offers spacious and versatile accommodation, thoughtfully arranged to suit modern family living.

Upon entering, you are welcomed by a bright and inviting entrance hall. Positioned at the front of the property, the well-appointed kitchen is both stylish and practical, featuring an excellent range of fitted units, generous worktop space, and ample storage. The kitchen also benefits from a range of integrated white goods. Designed with both functionality and convenience in mind.

To the rear of the property, the generous living room is flooded with natural light, creating a warm and comfortable living space. Double doors open into the conservatory, providing an additional reception area that can be enjoyed throughout the year, while further doors lead directly onto the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor accommodation is a convenient cloakroom.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room. A second double bedroom overlooks the front of the property, whilst the third bedroom is currently arranged as a dressing room but could equally serve as a nursery, home office, study, or additional bedroom. The family bathroom is fitted with a bath and up and over shower. Neutral décor throughout enhances the bright, airy atmosphere and allows a purchaser to move straight in with ease.

Outside, the enclosed rear garden provides a private and attractive setting for relaxing & entertaining. Accessible directly from both the living room and conservatory, the garden features mature planting that adds colour, whilst still offering ample space for outdoor furniture and al fresco dining.

To the front, the property enjoys an attractive approach with ample off-road parking for several vehicles, together with the added benefit of a single garage. EPC:C Council Tax: E Freehold Freehold Maintenance Charge: £75 PA

Situation

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.

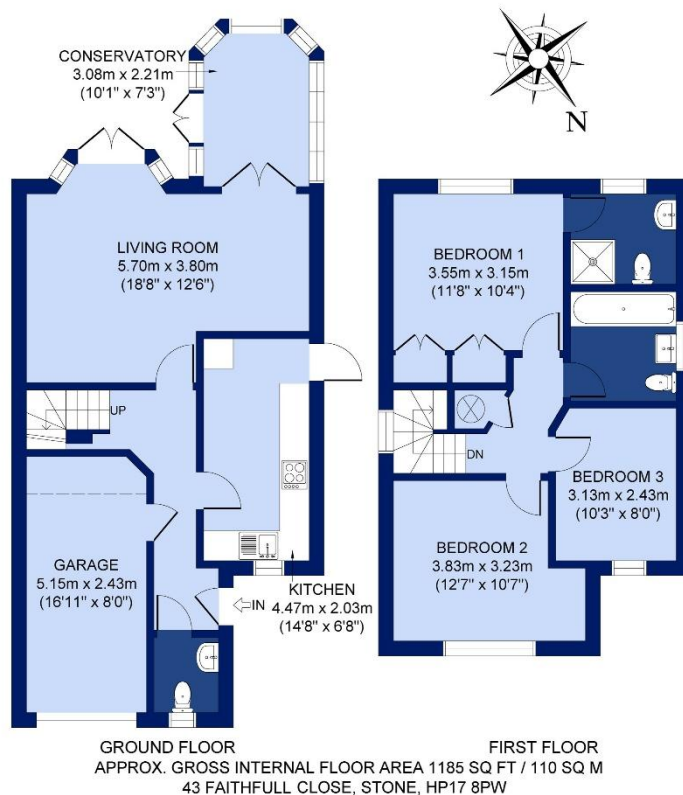
Stone benefits from excellent educational opportunities. It is within the catchment area for highly regarded Aylesbury Grammar Schools and is near Ashfold Public School in Dorton. For more comprehensive amenities, Thame is just a short drive away, offering supermarkets, high-street shopping, award-winning 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. Images may occasionally be digitally enhanced for presentation purposes, including the removal of personal items or the addition of furniture. 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.







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.

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