



Oxford Road, Stone, HP17 8PB



Christopher Pallet  
Professional advice since 1973



Oxford Road,  
Stone  
HP17 8PB

Price Guide: £650,000

A versatile detached property offering an attractive combination of retail space and residential accommodation, although it could easily be converted back to full residential and would provide a lovely family home with exceptional accommodation. The property, believed to date from the early 1900's, retains many character features, but has benefitted from refurbishment and extension to now provide deceptively large family accommodation and prominent retail space and now offers a rarely available lifestyle/business opportunity.

The property comprises the retail area with three open plans rooms with cloakroom and further ground floor living accommodation of inner hall, kitchen/diner and utility. On the first floor there is a large reception room, master bedroom with en suite, two further bedrooms and shower room with two further bedrooms on the second floor. Outside there is an enclosed garden, a large detached garage and further storage/workshop.

The property benefits from a prime position fronting on to the main road through the village of Stone. Nearby Aylesbury offers an extensive choice of shopping and recreational amenities. There is rail access into London, Marylebone via Thame and Haddenham Parkway with a journey time of approx 40 minutes.







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### On The Ground Floor

The front door opens to the main shop area which comprises three reception rooms with two bay windows to the front and access through to a rear hall with stairs to first floor and door to a large kitchen with generous range of units, space for a table and door to the side. There is also a cloakroom and utility room on the ground floor

### On The First Floor

There is a large reception room, currently used as a lounge, a master bedroom with large en suite, two further double bedrooms and a family shower room.

### On The Second Floor

The stairs rise to two excellent size double bedrooms with vaulted ceilings.

### Outside

There is ample parking to either side of the property and a detached garage and large workshop. The garden is enclosed with lawn and patio areas.

### Viewing Arrangements

To arrange a viewing of this property please contact Christopher Estate Agents Aylesbury Office on 01296 399900 or call in to our town centre office in Buckingham Street




## Directions

Proceed out of Aylesbury on the A418 Oxford Road to Stone and 16 Oxford Road is on the main road through on the right hand side just after the village shop and petrol station.

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.

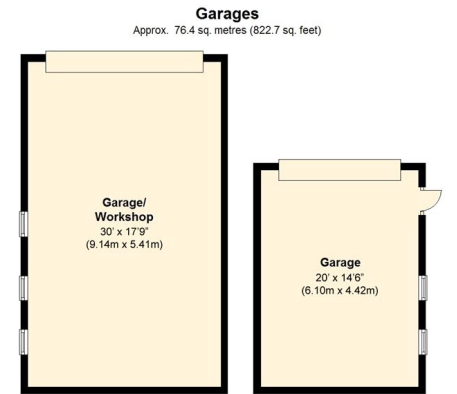
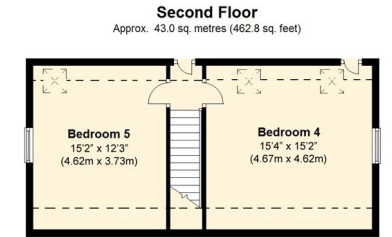
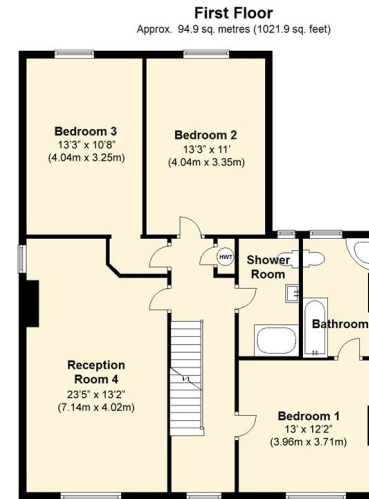
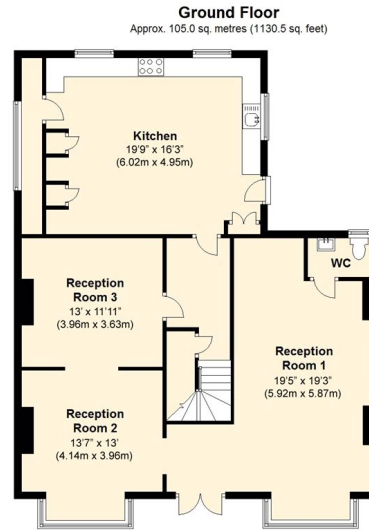
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details

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Total area: approx. 319.4 sq. metres (3437.9 sq. feet)



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