

The Spiert, Stone - HP17 8NJ

Guide Price £570,000

TIM RUSS & Company







The Spiert

Stone, Buckinghamshire

- Approaching 2,000 sq ft of exceptionally spacious and well-proportioned accommodation over two floors
- Quiet cul-de-sac position, offering a peaceful setting ideal for family living
- Four genuine double bedrooms, with three benefiting from built-in wardrobes
- Two bathrooms, including a re-fitted en-suite shower room to the principal bedroom, plus downstairs cloakroom
- Generous reception space, including a dual-aspect kitchen/breakfast room and impressively large sitting/dining room
- Excellent potential to improve and reconfigure, including creating a more open-plan kitchen/dining space or converting the double garage, subject to the necessary permissions
- Integral double garage and spacious block-paved driveway, providing excellent parking, storage and flexibility
- Private west-facing rear garden, mainly laid to lawn with mature planting and a paved patio, ideal for outdoor entertaining and enjoying the afternoon and evening sunshine

Additional Info

Council Tax band: F

Tenure: Freehold

EPC Rating: C

The Spiert

Stone, Buckinghamshire

Situated towards the end of a quiet residential cul-de-sac, this exceptionally spacious family home offers approaching 2,000 sq ft of well-proportioned accommodation over two floors. With four genuine double bedrooms, two bathrooms, utility room, downstairs cloakroom, integral double garage and a private west-facing rear garden, it makes an excellent home for a larger family.

The ground floor comprises a welcoming reception hall, dual-aspect kitchen/breakfast room, impressively spacious sitting/dining room, utility room and cloakroom. There is excellent potential to modernise and reconfigure the layout, including creating a more contemporary open-plan kitchen/dining space. The double garage also offers potential for conversion into additional living accommodation, subject to the necessary permissions, or can be retained for valuable parking and storage.

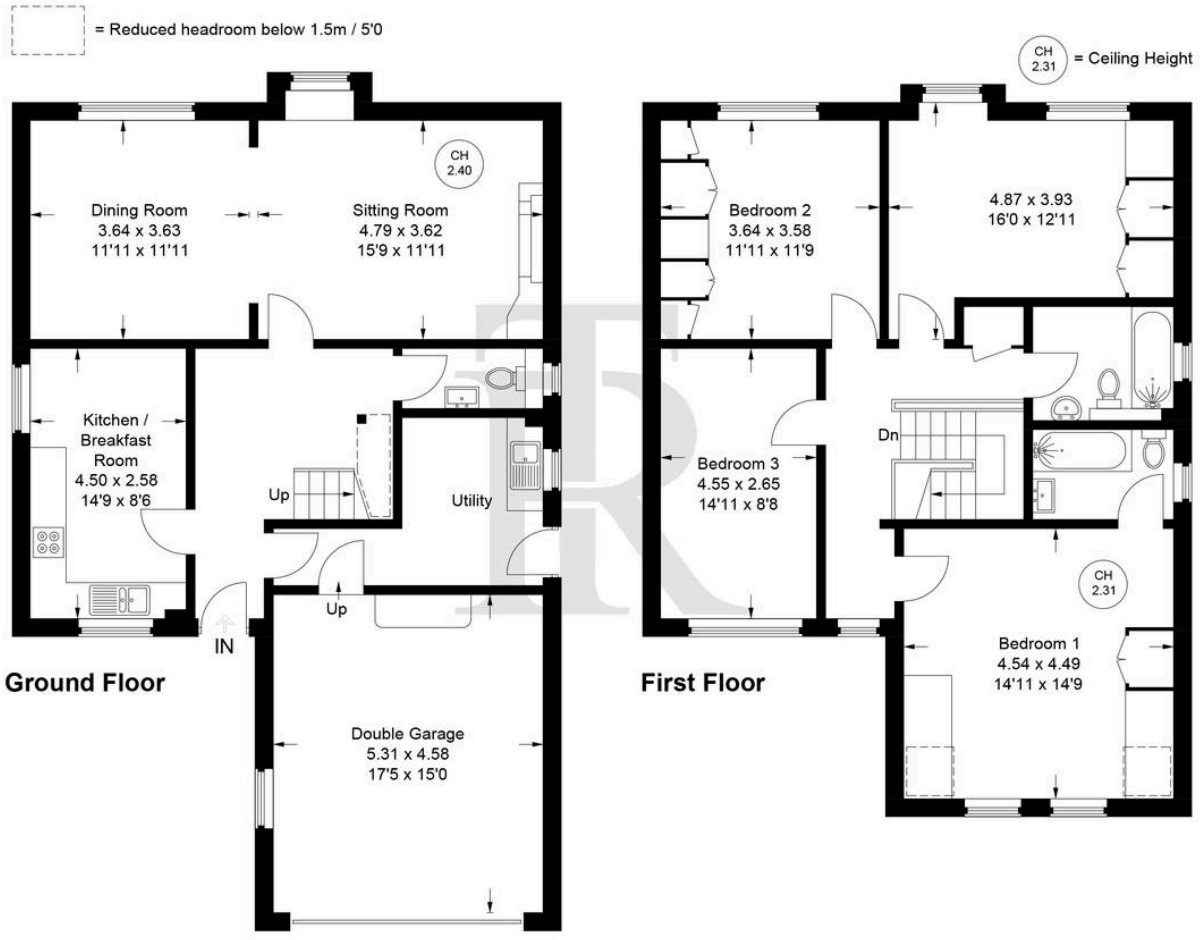
To the first floor are four well-proportioned double bedrooms, three with built-in wardrobes. The superb principal bedroom benefits from a re-fitted en-suite shower room, with a family bathroom serving the remaining bedrooms.

Outside, the front offers a spacious block-paved driveway providing ample off-road parking, alongside the integral double garage and an established garden with mature hedging and planting. The private west-facing rear garden is mainly laid to lawn, with mature borders, shrubs and hedging. A paved patio provides an ideal space for outdoor dining and entertaining.









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Approximate Gross Internal Area
Ground Floor = 93.8 sq m / 1010 sq ft (Including Double Garage)
First Floor = 84.8 sq m / 913 sq ft
Total = 178.6 sq m / 1923 sq ft

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Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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