

Connells

Eythrope Road
Stone Aylesbury

# Eythrope Road
# Stone Aylesbury HP17 8PG

for sale
**£550,000**







## Property Description

Set within a peaceful and highly sought-after setting, these distinguished homes offer generous single-level living, thoughtfully crafted for those who value style, comfort and effortless convenience—ideal for families, downsizers, or anyone seeking a refined lifestyle.

Exclusively for the over-55 community, each residence has been meticulously designed with superior energy efficiency, incorporating advanced insulation, high-quality double glazing, and eco-conscious heating systems. The result is a home that delivers exceptional year-round comfort while helping to reduce energy costs.

Elmstone Place is nestled in the historic village of Stone, southwest of Aylesbury. This charming location provides local shops, essential amenities, and abundant green space for countryside walks. Excellent transport connections include regular buses every 20 minutes into Aylesbury, offering seamless onward links to London.

## Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







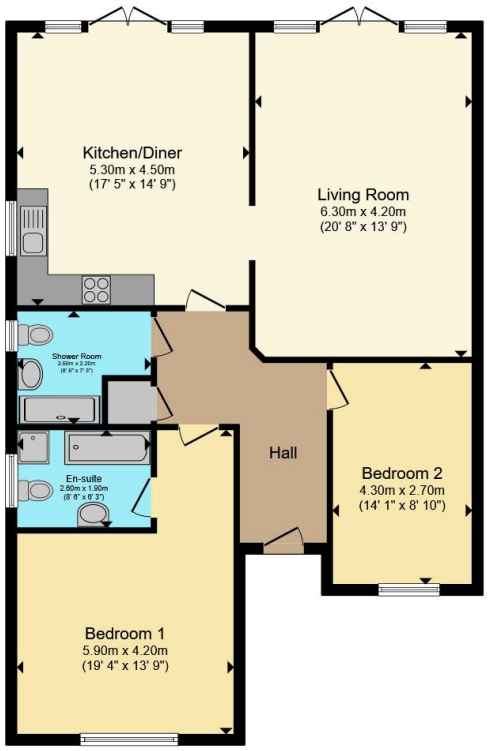













Total floor area 104.9 m² (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

**T 01296 395 111**
**E aylesbury@connells.co.uk**

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating:
Exempt

**view this property online connells.co.uk/Property/LEY304944**

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.