



Vine Cottage Upper Hartwell, Stone - HP17 8NZ

Guide Price £450,000



## Vine Cottage, Upper Hartwell

Stone, Buckinghamshire

- No onward chain; immaculately presented three-bedroom end-of-terrace home built in 2023
- Exclusive development of just three high quality homes
- Bright, south-facing garden with patio terrace and bi-folding doors
- Stylish open-plan living, dining, and kitchen space ideal for entertaining
- Contemporary kitchen with integrated appliances and ample worktop space
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms and a modern family bathroom
- Two allocated parking spaces plus a visitor bay

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



# Vine Cottage, Upper Hartwell

Stone, Buckinghamshire

Offered to the market with no onward chain, this immaculately presented three-bedroom end-of-terrace home was recently constructed in 2023, and forms part of an exclusive development of just three high quality homes. The house benefits from two allocated parking spaces, a visitor bay, and a bright, south-facing garden.

The ground floor offers a clean, open-plan layout, enhanced by the southerly aspect which allows natural light to pour in through the impressive bi-folding doors opening onto the garden. This creates a warm and welcoming atmosphere, ideal for socialising and entertaining. The entrance hall flows seamlessly into the contemporary kitchen, which is both stylish and highly practical, featuring integrated appliances and generous worktop space. The kitchen opens into the living and dining area, forming a fantastic overall space with sleek bi-folding doors spanning the rear of the property. A downstairs cloakroom and useful under-stairs storage are also located off the hallway.

On the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

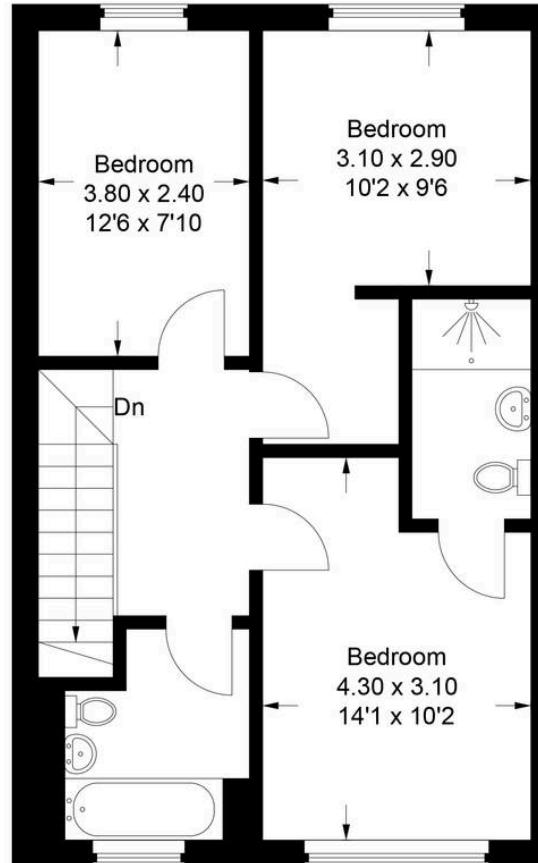
## Outside

The rear garden enjoys a sunny, south-facing aspect and is bathed in natural light, featuring a patio terrace that is perfect for outdoor entertaining. A gate at the rear of the garden provides access to the two allocated parking spaces.





**Ground Floor**



**First Floor**

## Vine Cottage, Upper Hartwell, Stone, HP17 8NZ

Approximate Gross Internal Area

Ground Floor = 48.4 sq m / 521 sq ft

First Floor = 51.5 sq m / 554 sq ft

Total = 99.9 sq m / 1,075 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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