



Yew Tree Close, Stoke Mandeville, Buckinghamshire, HP22 5TU



Christopher Pallet

Professional advice since 1973

**Yew Tree Close,
Stoke Mandeville,
Buckinghamshire,
HP22 5TU**

**Guide Price £799,950
Freehold**

A unique opportunity to acquire a five-bedroom detached family home situated within a small cul-de-sac of only five properties in the heart of a popular Buckinghamshire village. This property, centrally located on a sizable plot, features a practical double garage on the side and driveway parking for multiple vehicles. Offering practicality, the home is equipped with double glazed windows and doors, along with gas-to-radiator heating.

The interior layout comprises an entrance porch, welcoming entrance hall, cloakroom, sitting room, dining room, study, kitchen, and a utility room. The upper level encompasses a master bedroom with an ensuite bathroom, along with four additional bedrooms and a family bathroom. The property also includes front and rear gardens, as well as a double garage. This residence provides a well-rounded living space for a family looking to upsize, with all the necessary amenities in a tranquil cul-de-sac setting.

Stoke Mandeville village is about 2.5 miles from both Aylesbury town and Wendover. The village is well served by a shop/post office stores, county combined school, church and main line railway station with access to Marylebone London in under 50 Mins. The village is in the catchment area for the Aylesbury Grammar and High Schools. Council Tax Band G





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On The Ground Floor

The double glazed porch opens to the spacious entrance hall which provides access to all ground floor rooms. The cloakroom is on the right and the dual aspect sitting room with fireplace is on the left with double doors leading to the rear garden. The dining room is off the sitting room with a door leading to the hallway. The study is to the front overlooking the garden. The kitchen overlooks the rear garden, a range of cupboards and drawers with worktops over, integrated oven and hob and space for appliances. The utility room has additional units, space for appliances and a door to the rear garden.

On The First Floor

The landing provides access to all first floor rooms, a large airing cupboard and the loft space. The master bedroom has

built in wardrobes and a window to front. The ensuite bathroom has a three piece suite. There are four further bedrooms all of a generous size. The family bathroom has a three piece suite.

Outside

The established mature gardens to this property are certainly an added bonus with a large rear garden enclosed on all sides and enjoying a good degree of privacy. There is a patio seating area which extends to the level lawn with mature shrubs and flowering plant borders. Gated side access leads to the open plan large front garden which is also laid to lawn with shrub beds and a driveway to the side for many vehicles. A double brick built garage to the side has power and light with an electric door.



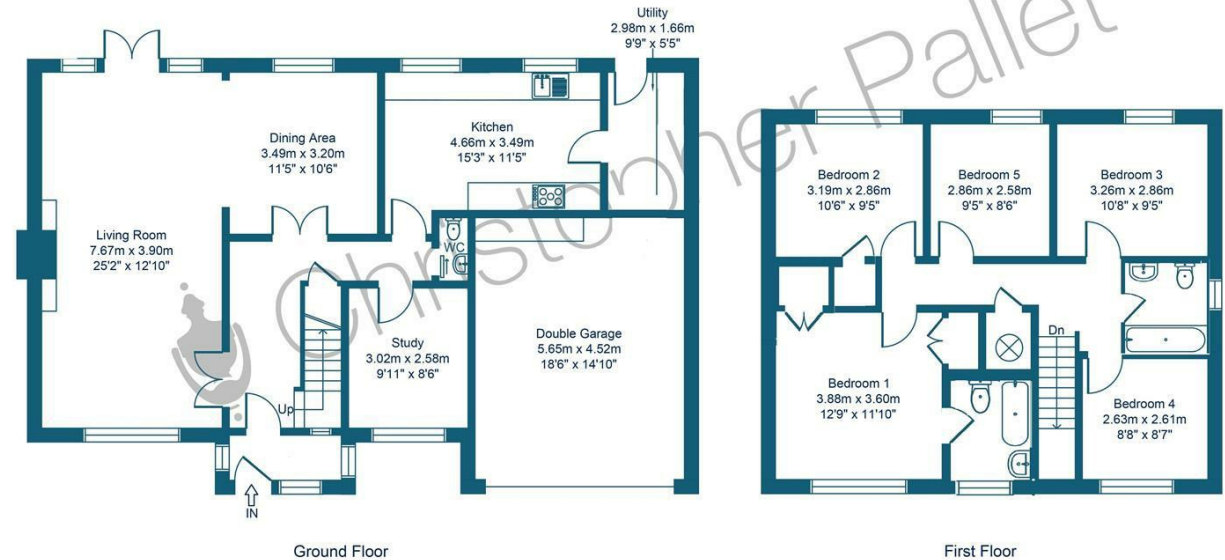
Directions

Leave Wendover on the A413 Wendover road to Stoke Mandeville. Turn left at the roundabout into Station road then left at the next roundabout into Risborough road. First right into Yew Tree Close. Council Tax Band G

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 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Total Approx. Floor Area 2169 sq.ft / 201 sq.m

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.

Viewing and Contact Details



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