



Risborough Road, Stoke Mandeville, Buckinghamshire, HP22 5UP



Christopher Pallet

Professional advice since 1973

Risborough Road,  
Stoke Mandeville,  
Buckinghamshire,  
HP22 5UP

Guide Price £550,000  
Freehold

Christopher Pallet are delighted to present to you a charming three-bedroom semi-detached cottage nestled in the heart of Stoke Mandeville, just a short stroll away from the mainline train station. This property boasts impeccable presentation throughout, making it an ideal home for those seeking comfort and style.

Upon entering, you'll be welcomed by a well-designed layout, featuring an inviting entrance, a convenient downstairs shower room, a spacious 22ft sitting room, a dining room, and a fully equipped kitchen. The three generously sized bedrooms and a family bathroom complete the accommodation, ensuring ample space for your family's needs. The exterior of the property is equally enchanting, with well-maintained front and rear gardens and the added convenience of driveway parking. A property viewing is highly recommended to truly appreciate the unique charm and appeal it offers.

Situated in the historic part of the village, this home enjoys proximity to local amenities such as the primary school, church, local shop, pubs/restaurants, and the mainline station to London Marylebone. Additionally, the nearby town of Aylesbury provides extensive shopping facilities, while the Ellesborough golf course is a short drive away for leisure enthusiasts. The surrounding countryside offers a plethora of footpaths, bridleways, and historical points of interest, ensuring a rich and vibrant living experience.

Don't miss the opportunity to make this delightful property your own. Schedule a viewing today to explore the possibilities that await you.





Situated in the heart of the village just a short walk from the mainline train station

#### On The Ground Floor

The front door leads to an entrance which has large storage cupboards, a door to the sitting room and door to the downstairs shower room. The sitting room enjoys a double aspect with a large picture window to the front and a door to the rear. There's a feature fireplace, stairs to the first floor and a door to the dining room. The dining room has a bay window to the front aspect and door through to the kitchen. Fitted with a range of eye and base level units with worktops over, the kitchen also has space for appliances, window and door to the rear.

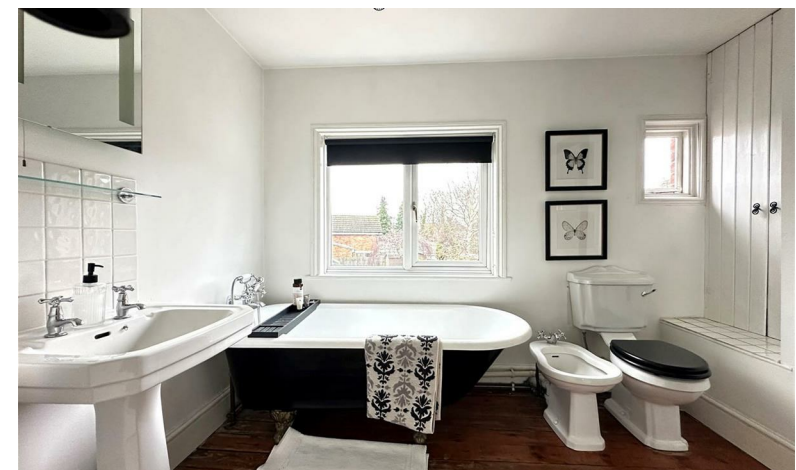
#### On The First Floor

The landing has doors to all first floor level rooms. There are three double bedrooms, two over looking the front aspect

and one over looking the rear. The family bathroom has a four piece suite including a roll top bath.

#### Outside

There's a small garden to the front of the property enclosed by hedging and driveway parking along with gated side access. The landscaped rear garden has a patio seating area adjacent to the property and is laid to lawn with planted borders.



## Directions

Leave Wendover on the Aylesbury Road into Stoke Mandeville turning left at the roundabout into Station Road. Turn left at the mini roundabout by the Church and the property is on the left. Council Tax Band E

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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details

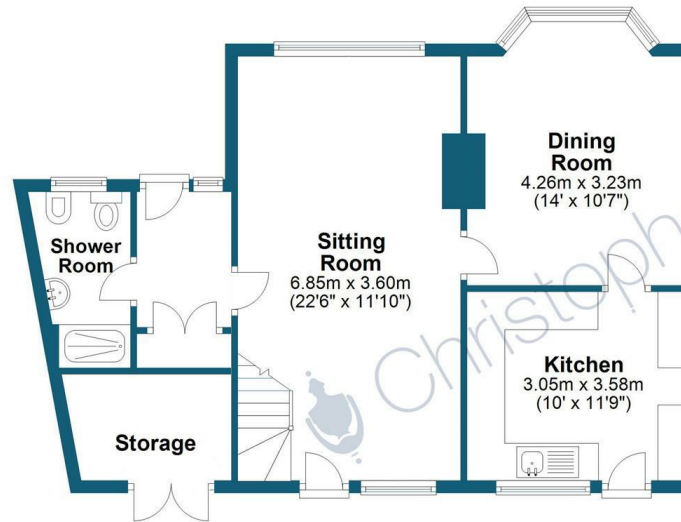


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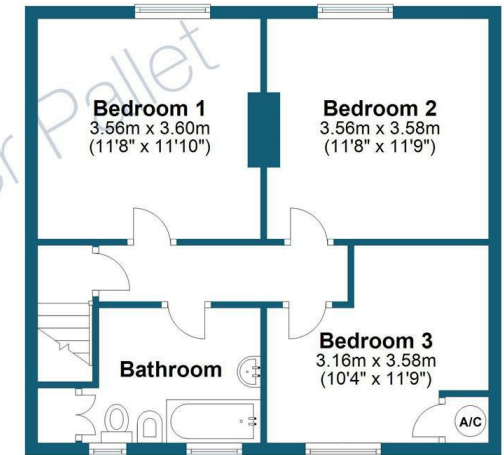
### Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



### First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 117.6 sq. metres (1265.4 sq. feet)  
For illustration purposes only - not to scale



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