



**Station Road, Stoke Mandeville, Buckinghamshire, HP22 5UA**



**Christopher Pallet**

Professional advice since 1973

Station Road,  
Stoke Mandeville,  
Buckinghamshire,  
HP22 5UA

Guide Price £850,000  
Freehold

Discover Tranquillity and Elegance in This Impeccable Five Bedroom Detached Property.

A charming new residence boasting an array of features that cater to both convenience and comfort. Nestled near Stoke Mandeville train station, this home offers easy access to central London while maintaining a peaceful ambience.

The property greets you with a private driveway and a gated entrance, providing a secure and inviting atmosphere. With a garage and parking for several vehicles. Practicality meets sophistication effortlessly. Spanning over three floors, this spacious home encompasses over 2,000 sq. ft. of thoughtfully designed living space.

With its attractive features and prime location, this property presents a unique opportunity to embrace a harmonious lifestyle. Don't miss your chance to make this exceptional residence your own - call Christopher Pallet today to book an appointment.

Nestled in the picturesque Buckinghamshire countryside, Stoke Mandeville village is a hidden gem awaiting discovery by those seeking a tranquil and charming place to call home. This idyllic village offers a serene and welcoming atmosphere, where community spirit thrives and a sense of belonging is nurtured. With its close proximity to Stoke Mandeville railway station, residents enjoy convenient access to central London, while still relishing in the peace and quiet of rural living.





A charming brand new residence boasting an array of features that cater to both convenience and comfort

Boasting a variety of amenities including a village store/post office, a church, delightful pubs, and enticing restaurants, Stoke Mandeville provides a perfect balance between modern comforts and a touch of traditional charm. Families are well-served by the excellent schooling options, including the esteemed John Colet School in Wendover and Aylesbury's prestigious grammar schools. With its captivating beauty, friendly ambiance, and access to both natural surroundings and urban conveniences, Stoke Mandeville village invites you to embrace a truly fulfilling lifestyle.

#### The Accommodation

The ground floor features two reception rooms—a cosy sitting room and a functional office, perfect for work or relaxation. The highlight of the main level is an open-plan kitchen/dining/family room where memories are made and culinary delights are savoured. Enjoy the added luxury of underfloor heating throughout the ground floor, ensuring

comfort no matter the season.

Upstairs, the first floor unveils four double bedrooms, each offering ample space for relaxation. A well-appointed en suite shower room accompanies one of the bedrooms, while a family bathroom caters to the rest of the household. Designed with your comfort in mind, these rooms provide the perfect retreat after a long day.

Ascend to the top floor, where you'll find a serene and private sanctuary in bedroom one. Complete with built-in wardrobes and a bathroom, this room offers tranquillity and convenience in equal measure. Whether you seek a moment of solitude or a cosy reading nook, this space caters to your needs.



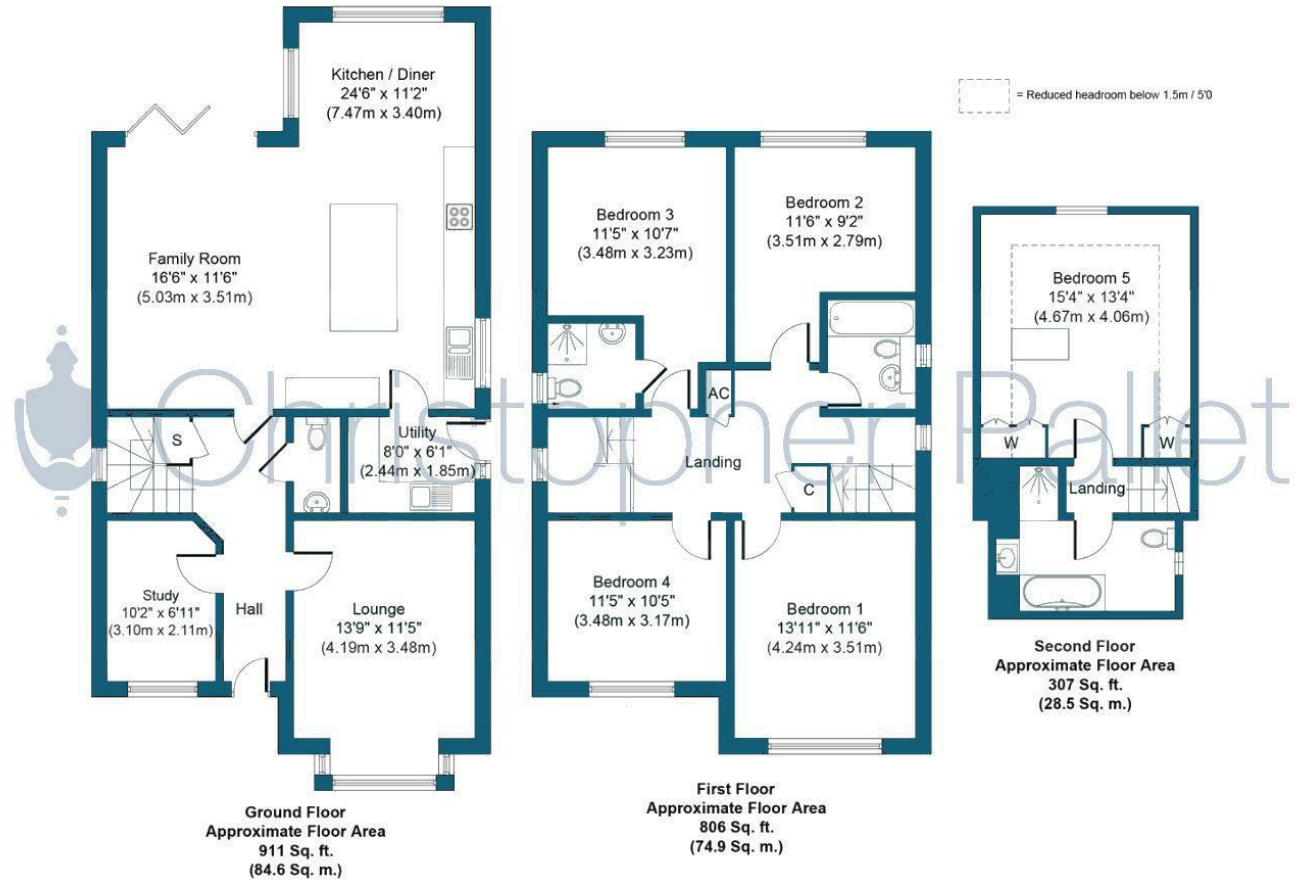
## Directions

Proceed out of Wendover on the Aylesbury Road and at the roundabout turn left into Station Road, Stoke Mandeville. The property can be found on the left hand side. 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) <b>A</b>		92
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(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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