



**Walnut Close, Stoke Mandeville, Bucks, HP22 5UG**

 **Christopher Pallet**  
Professional advice since 1973

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Stoke Mandeville,  
Bucks,  
HP22 5UG**

**Guide Price £695,000 Freehold**

Christopher Pallet are delighted to present this exceptional detached family home nestled in a peaceful cul-de-sac, this residence offers the ultimate convenience for commuters, being just a 2-minute walk from the mainline railway station. Immaculately maintained and a testament to the care of its current owners, this home is in excellent condition throughout. Prospective buyers are encouraged to schedule viewings by appointment to truly appreciate what this property has to offer.

The accommodation comprises an entrance hall, cloakroom, sitting room, dining room, kitchen, conservatory, master bedroom with an ensuite bathroom, guest bedroom with ensuite and three further bedrooms, family bathroom, gardens and a garage.

Stoke Mandeville village is about 2 1/2 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 and the John Colet secondary school in Wendover.





## Beautifully Presented Detached Family Home With Generous Living Space



### On The Ground Floor

Step through the front door into a welcoming hall that connects to all ground floor rooms and features a staircase to the first floor. The convenient fully tiled cloakroom includes a low-level WC and a wash hand basin. The inviting sitting room, located at the back, offers a serene view of the garden and opens to the bright conservatory through double doors. It also boasts a charming fireplace with a gas fire, a surround, and a wooden mantel. The spacious dining room at the front of the house is perfect for entertaining. The well-appointed kitchen features ample storage with eye-level and floor-standing units, an integrated gas hob, electric fan oven, integrated microwave/oven, dishwasher, plumbing and space for washing machine, and fridge/freezer, a front-facing window, and a side door. The conservatory provides access to the rear of the garage and the rear garden.

### On The First Floor

The landing leads to four spacious double bedrooms, the family

bathroom, and a staircase to the second floor. One bedroom features an ensuite with a wash basin, low-level WC, and single shower cubicle. The family bathroom includes a three-piece white suite, tiling, and a side window.

### On The Second Floor

The good sized landing on this floor offers ample workspace. The master bedroom is a spacious retreat, featuring a side window and two Velux windows at the rear, flooding the room with natural light. The ensuite boasts a luxurious panel bath, wash basin, low-level WC, and a Velux window to the rear.

### Outside


The rear garden features a spacious patio seating area perfect for al fresco dining, a well maintained lawn, and borders filled with vibrant flowering plants and shrubs. Additional highlights include a water tap, lighting, gated side access and panel fencing on all three sides. The front garden offers block-paved parking for several vehicles and a mature shrub bed to the front boundary. The side garage has power, lighting, eaves storage, a rear window, and a rear door.

## Directions

Proceed out of Wendover on the Aylesbury Road, after about 2 1/2 miles turn left at the roundabout in Stoke Mandeville, proceed along Station Road, turn first right into Dorchester Close then first right into Walnut Close and the property is on the right hand side. Council tax band F

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details



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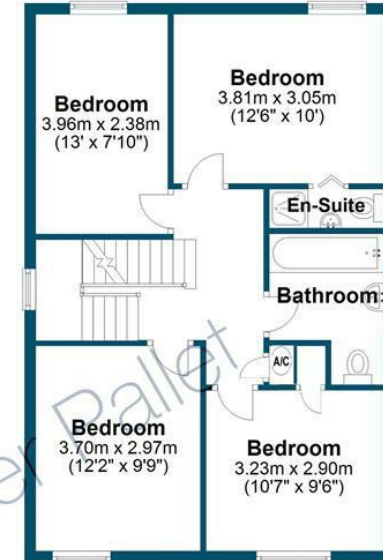
### Ground Floor

Approx. 86.8 sq. metres (934.0 sq. feet)



### First Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



### Second Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 187.4 sq. metres (2016.8 sq. feet)  
For illustration purposes only - not to scale



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