



Risborough road, Stoke Mandeville, Bucks. HP22 5UP  Christopher Pallet  
Professional advice since 1973

**April Cottage**  
**37 Risborough Road**  
**Stoke Mandeville**  
**Buckinghamshire**  
**HP22 5UP**

**Guide Price £695,000**  
**Freehold**

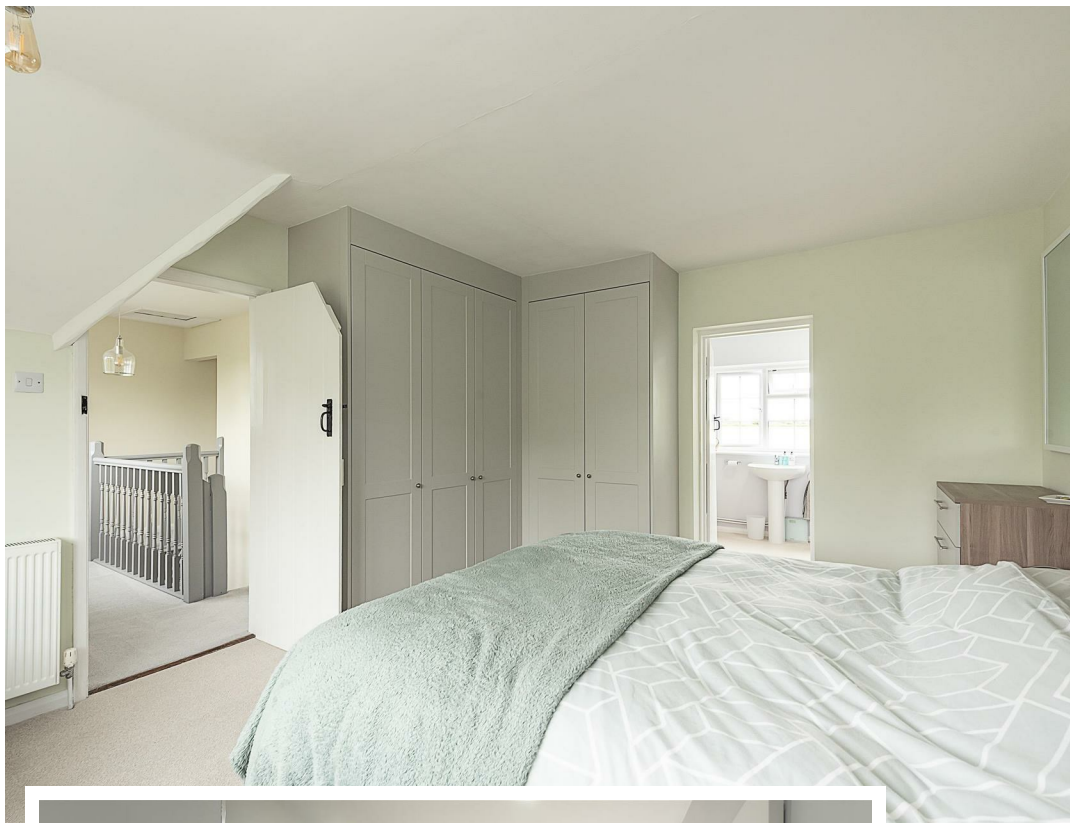
\*\*\*Unexpectedly re available 29th August. \*\*\*  
Christopher Pallet are pleased to present this beautifully updated detached family home. The current owners have thoughtfully improved and extended the property, resulting in a spacious and modern living environment. The rear extension has significantly enlarged the kitchen, now featuring a contemporary centre island and bi-fold doors that open to the garden and taking advantage of the stunning views of the Chiltern Hills. This home is set back from the road, offering privacy and tranquility, yet it is conveniently located within a short walk to the railway station and the many amenities the village offers. This property combines modern living with a prime location, making it an ideal choice for families seeking a well-appointed home in a desirable setting.

The accommodation comprises; entrance hall, sitting room, dining room, study/bedroom 4 kitchen/breakfast room, utility room and a cloakroom downstairs. The first floor provides a master bedroom with an ensuite and dressing area, two further bedrooms and a family bathroom. Outside the property is centrally located on the plot with a large driveway and a large rear garden backing onto fields.





A beautifully presented village home with versatile accommodation maintained to a high standard throughout



Beautifully presented  
extended home with  
far reaching views  
to the rear



### On The Ground Floor

Welcome to this exquisite property as you step through the front door, you're greeted by a bright and spacious entrance hall with an elegant staircase ascending to the first floor. The sitting room, featuring a magnificent inglenook fireplace with a brick fire breast, quarry tiled hearth, and an inset log burner, provides a cozy and inviting atmosphere. A window seat overlooks the charming front garden, adding to the room's appeal. Adjacent to the sitting room is the dining room, which boasts karndean flooring and bi-fold doors that open to the beautifully landscaped rear garden. The dining room flows seamlessly into the kitchen, a true highlight of this home, recently upgraded by the current owners. This bespoke kitchen offers an array of eye-level and floor-standing units with stylish worktops, integrated appliances including a double oven, gas hob, fridge and dishwasher. The centre island, complete with a sink unit, ample cupboard space, and a wine cooler, serves as a focal point for both cooking and entertaining. Continuing from the kitchen, the utility room provides additional storage with its custom cupboards, a butler sink, oak worktops, and karndean flooring. It also includes a convenient door to the cloakroom. To the left of the hallway, you'll find the versatile study or fourth bedroom, featuring a front-facing window and a cupboard housing the boiler and heating system.

### On The First Floor

The expansive landing provides access to the loft, a storage cupboard, and doors to all first-floor rooms. The master bedroom overlooks the front garden and features built-in wardrobes and an ensuite. The ensuite is equipped with a walk-in shower cubicle, wash basin, low-level WC, an additional range of wardrobes, and a window to the rear. The second bedroom is a generous double room with dual aspects, offering plenty of natural light. Bedroom three is a cosy single with a window to the rear. The family bathroom has been recently updated and includes a large walk-in shower cubicle, a panel bath, a WC, a wash basin with a vanity unit, and a window to the rear.

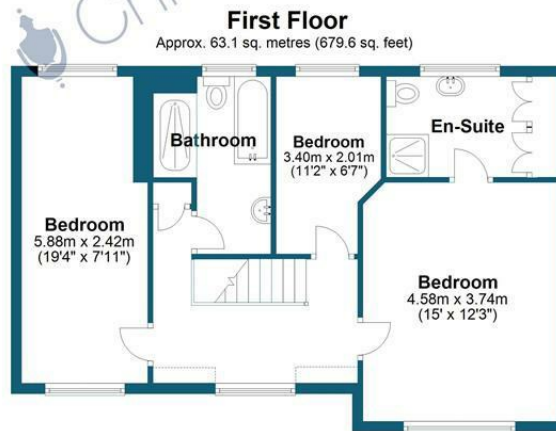
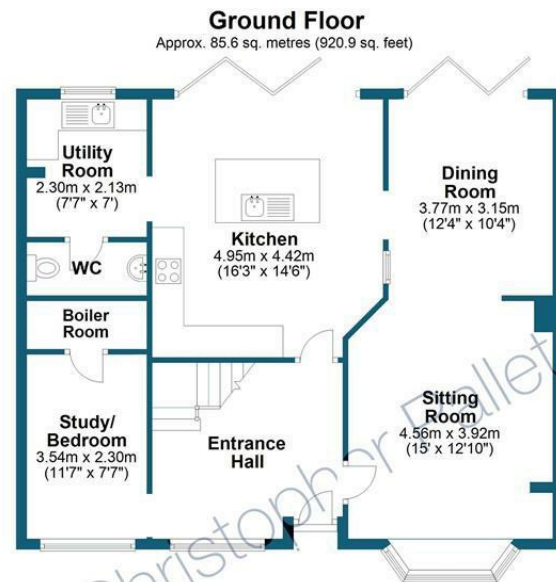
## Outside

The gardens are a standout feature of this property, which is centrally located within its plot. The rear garden boasts a large patio seating area with steps leading to a level lawn. Bordered by open farmland and offering views of the Chiltern Hills, this serene garden includes a raised pond, a garden shed, and a plethora of flowering shrubs and plants. Side access connects to the front garden, which provides excellent screening from the road with its mature shrubs and plant areas, and ample parking space. Please note there is an EV point to the left hand side of the property.

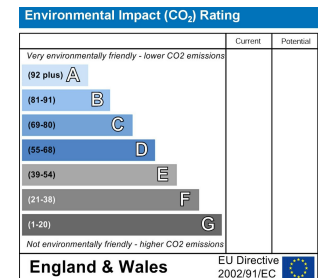
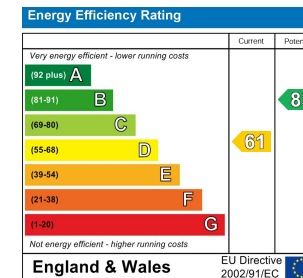
Stoke Mandeville village is about 2.5 miles from both Aylesbury town and Wendover. The village is well served by a shop/post office stores, county combined school, church and main line railway station with access to Marylebone London in under 50 Mins. The village is in the catchment area for the Aylesbury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

Council Tax Band E





Total area: approx. 148.7 sq. metres (1600.5 sq. feet)  
For illustration purposes only - not to scale



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