



Irvine Drive, Stoke Mandeville, Bucks, HP22 5UN

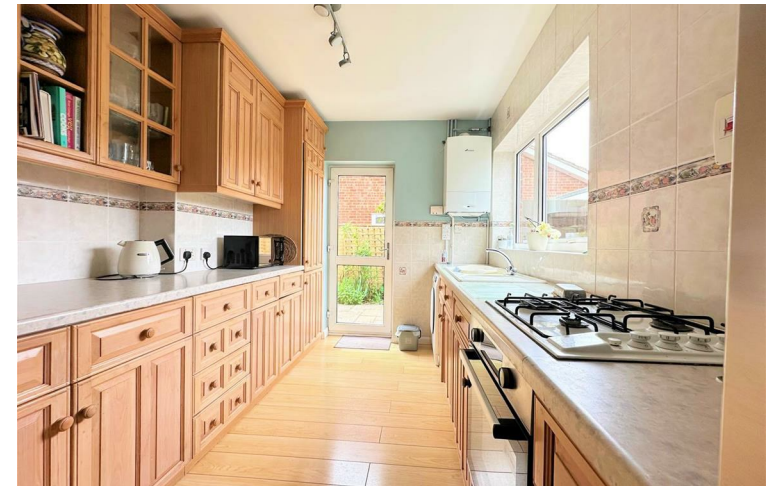
Irvine Drive,
Stoke Mandeville,
Bucks,
HP22 5UN

Guide Price £575,000
Freehold

Christopher Pallet are delighted to present this beautifully appointed four-bedroom chalet bungalow to the market. Set on a generous plot with a wide, private rear garden, this spacious detached home offers versatile living accommodation throughout. Thoughtfully enhanced by the current owners, the property is finished to a high standard and provides a perfect blend of comfort, style, and practicality ideal for modern family living.

The accommodation comprises; entrance hall, sitting room, kitchen, dining room, principal bedroom with ensuite shower room, three further bedrooms and a bathroom with a cloakroom on the first floor large driveway to the front and a private rear garden.

Nestled at the foot of the breath-taking Chiltern Hills, Stoke Mandeville beckons as a highly sought after village, promising an enchanting lifestyle in a picturesque setting. Immerse yourself in a vibrant community where every convenience is within reach. Explore the village's own Primary School, and unwind in one of the inviting pubs. From the village hall to the joyous playground and the serene reservoir in the nearby village of Weston Turville.





On The Ground Floor

The entrance porch leads into a bright and welcoming hallway, providing access to all ground floor rooms. At the front of the property, the sitting room features a large window that allows natural light to flood the space, along with a side window and staircase rising to the first floor. The dining room enjoys views over the rear garden, offering an ideal setting for family meals and entertaining. The kitchen is well equipped with a range of eye level and base units, worktops, a wall-mounted gas boiler, and integrated appliances where fitted. A window to the front and a side door provide both natural light and convenient access to the outside. The principal bedroom is located on the ground floor and includes built in wardrobes and an ensuite shower room with a wash basin and low level WC. A second ground floor bedroom overlooks the rear garden, and the family bathroom is fitted with a modern white three-piece suite and has a window to the side for ventilation and light.

On The First Floor

The first floor landing gives access to two generously sized double bedrooms, both featuring useful eaves storage cupboards. This floor also benefits from a convenient cloakroom, complete with a wash basin and low-level WC.

Outside

The rear garden is a standout feature, offering gated side access, a patio seating area ideal for outdoor dining, and a well-maintained lawn bordered by established flower and shrub beds. To the front, the garden is open plan with a neat lawn alongside the driveway, which leads to a detached garage.



Directions

Leave Wendover on the A 413 towards Aylesbury, turn left at the roundabout in Stoke Mandeville into Station Road over the railway bridge and third right in to Swallow Lane and then right into Irvine drive.
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



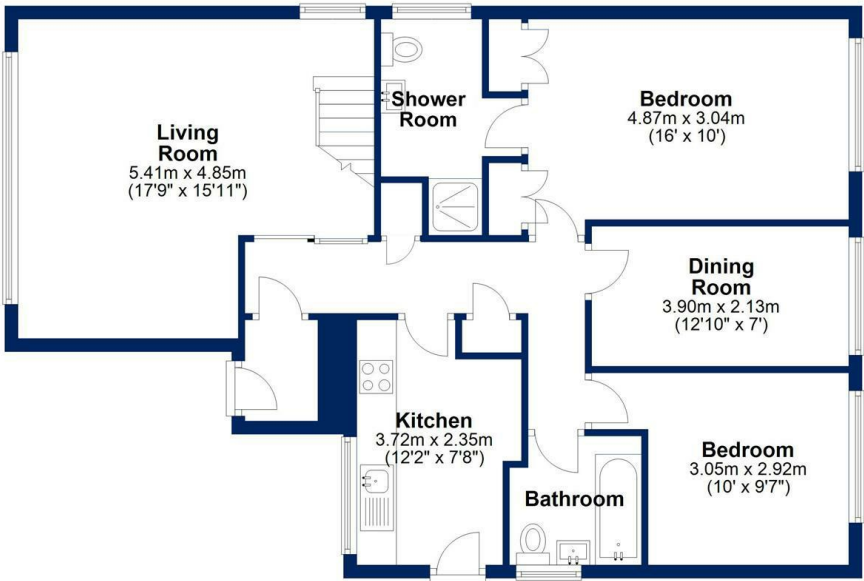
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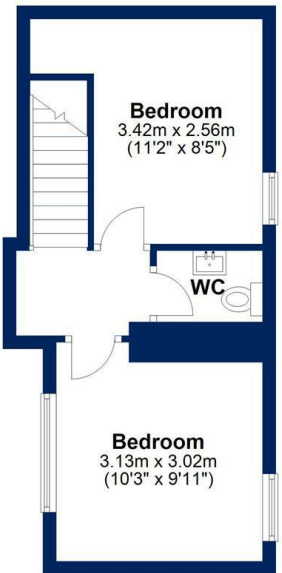
Ground Floor

Approx. 88.9 sq. metres (956.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.0 sq. feet)



Total area: approx. 116.9 sq. metres (1258.0 sq. feet)
For illustration purposes only - not to scale



Christopher Pallet

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