



Oak Tree House | Stoke Mandeville Village | Buckinghamshire | HP22 5UX

 Christopher Pallet
Professional advice since 1973

**Oak Tree House Lower Road
Stoke Mandeville Village
Buckinghamshire
HP22 5UX**

**Guide Price £1,850,000
Freehold**

Nestled in the heart of the sought-after historic village of Stoke Mandeville, Oak Tree House is a stunningly presented Grade II listed home. Previously Oak Tree Farm, it was beautifully developed in the 18th century into the Georgian Manor House it is today, when the church was rebuilt in the centre of the village.

Boasting an impressive 3,649 sq. ft. of internal living space, along with an additional 928 sq. ft. in the potential annex, this historic and remarkable property is set on approximately two-thirds of an acre of private grounds. It is a totally unique, one-of-a-kind, exceptionally elegant property, featuring a host of historical features blending the old with the new, having been featured in Homes & Gardens as well as photographic shoots.

- Grade II Listed Detached Self-Contained Residence
- Buckinghamshire Countryside Village Setting
- Spacious Living Areas with Original Features
- Luxurious Principal Suite with Large En-Suite
- Home Office and Cinema Room
- Garden Room Outbuilding
- Extensive Outdoor Entertaining Space
- Private Grounds with Mature Trees
- Extensive Renovation and Extension
- Convenient Access to London, Oxford, Wendover & Aylesbury



NORTHCOTE ROAD SW11





The Accommodation

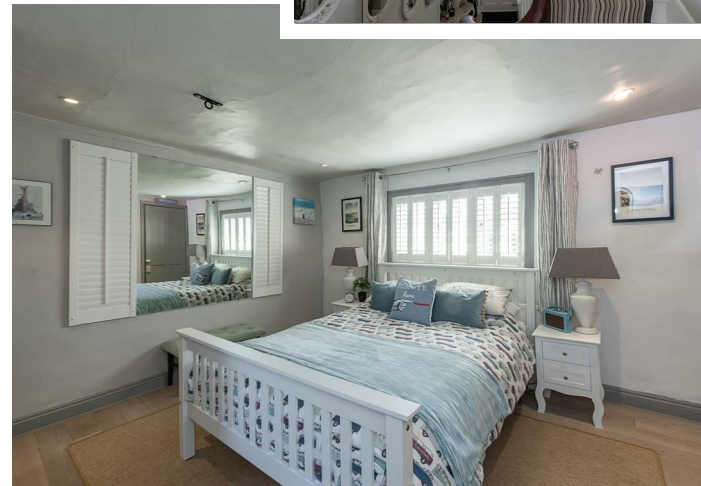
Approached via double electronic gates, the sweeping driveway sets the tone for this exceptional residence, offering a true sense of arrival. Stepping through the front door, you're welcomed by a grand entrance hall and staircase, leading into a perfect blend of period elegance combined with contemporary living. The house has been extended numerous times throughout its history and the current owners have redecorated throughout and expanded the outdoor living spaces.

The original formal drawing, sitting and dining rooms, with their exposed oak beams and original fireplaces, exude timeless charm. These spaces seamlessly flow into a modern, live-in kitchen/breakfast room, complemented by a cosy family room/snug featuring a log-burning stove. Both the drawing room and snug open up onto the generous gardens via original French doors to paved patio for lounging and entertaining.

Upstairs, a classic Georgian-style landing flooded with natural light leads to five generously sized double bedrooms, served by a modern bathroom which has shower and double basins, with a separate shower en-suite to the guest room. The stunning principal suite includes a vast dressing room, large high-ceiling master bedroom with an opulent en-suite bathroom, complete with a freestanding roll-top, double slipper bath.

Additional stairs lead to an open-plan loft room, ideal as a hobby, games room or study space, with Velux windows looking out towards the Chilterns, this leads to further access to a large storage area. An additional loft space is in the back part of the original farmhouse.

Outside



The property's modern double garage is linked by a covered boot room, perfect for muddy wellies and coats after a long country walk. The garage is easily accessible and offers excellent storage and wealth of possibilities for further development as a self-contained cottage. There is a large tranquil space above the garage, accessible via an internal staircase. This space has been used as a yoga studio, a studio apartment and is now used as a home office and cinema room. A further outbuilding has been converted into a summer house, offering additional accommodation or home office. The surrounding gardens offer beautiful mature apple, pear, fir and oak trees and shrubs with well-maintained lawns, and original brick wall boundaries enhancing the sense of privacy and tranquillity, receiving the sun all day long. A patio and entertainment area provides the perfect backdrop for large or intimate outdoor gatherings.

Sellers Insight

"Our home blends the best of both worlds: contemporary convenience and period charm. One of our favourite aspects of the home is how effortlessly it accommodates both family life and entertaining. We continue to enjoy the opportunities the garage, outdoor garden room and annexe above the garage offer, changing their usage a few times over the years as our family has grown up and home working has increased in popularity."

The kitchen, with its spacious design, is the heart of our home – a perfect gathering space. But the main sitting room with its garden access is what makes indoor-outdoor living a joy in warmer months. The house works in all seasons, it's light, airy and spacious in summer and then hugely cosy, welcoming and inviting in the winter – it looks particularly festive at Christmas.

The outdoor space, which has been long established, is another highlight. We have a sun-drenched patio and much garden, perfect for family cricket matches. The wisteria cascading along the back of the house is simply breath-taking, requiring little maintenance yet offering stunning seasonal beauty, flowering 2-3 times a year.

The award-winning 'Woolpack Country Pub' a few steps away is a highlight of the village, with many community events held at 'The Bull' throughout the year. Accessibility to Wendover market town is extremely easy via train or car, with Princes Risborough market town slightly further afield for larger shopping."

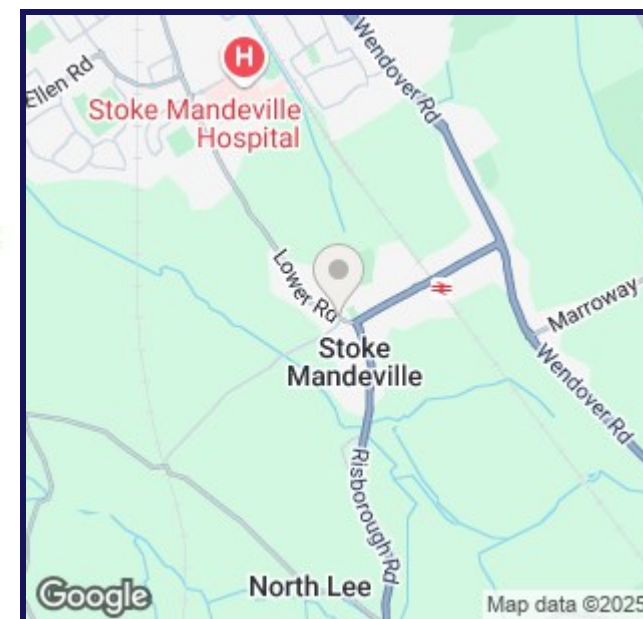
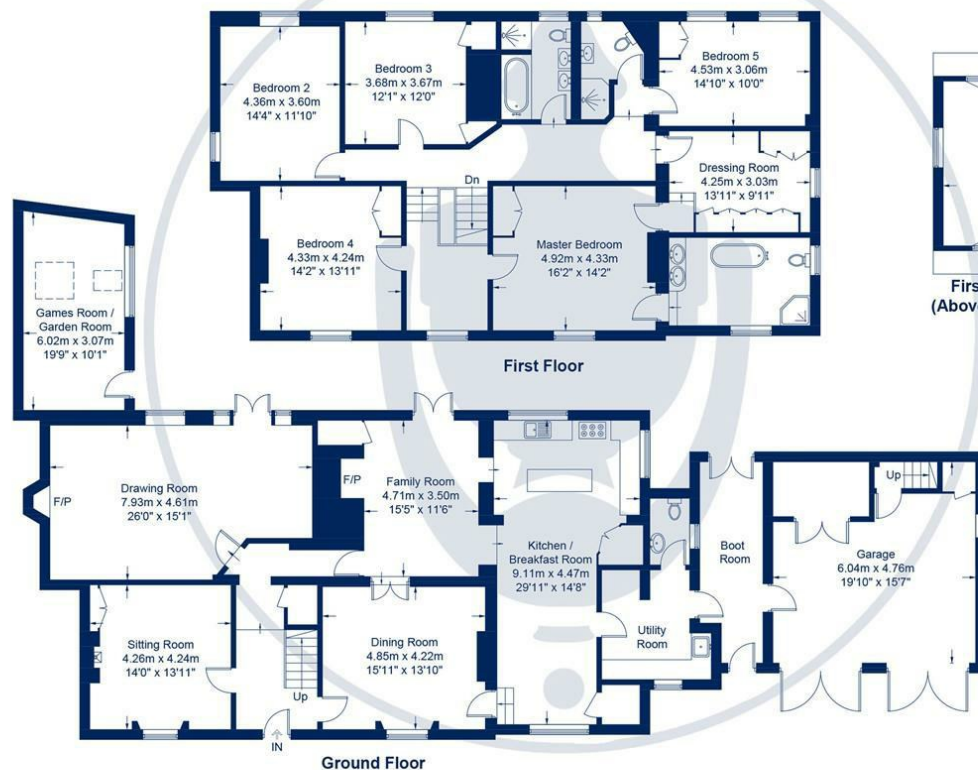


The Location

Historic Stoke Mandeville Village is nestled between the market towns of Wendover, Princes Risborough and Aylesbury – all a 5-10 minute drive - and is surrounded by picturesque Buckinghamshire countryside and farmland. This little ‘doomsday book’ village offers 3 pubs, a village post office with shop, church, primary school, village green, and a well-established village hall where community spirit thrives, and a sense of belonging is nurtured. Oak Tree House is a 5 minute walk to Stoke Mandeville railway station, offering convenient access to central London with frequent buses to Wycombe and Aylesbury (via Princes Risborough).



Total Approx. Floor Area 3649 sq ft / 339.0 sq m
 Outbuilding = 928 sq ft / 86.2 sq m
 Total = 4577 sq ft / 425.2 sq m



All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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