



brown & merry

Country House  
& **Farm Sales**

Lower Road, Stoke Mandeville, Buckinghamshire HP22 5XA





THIS STUNNING FIVE BEDROOM COUNTRY HOME HAS A WEALTH OF PERIOD FEATURES AND IS SITUATED IN THIS HIGHLY SOUGHT AREA OF BUCKINGHAMSHIRE.



Located on the edge of the Chiltern Hills with its stunning views and local walks, 3 Lower Road has been beautifully maintained and refurbished by the current vendors and is set in the most idyllic of settings. From this property, you can enjoy long walks over the Chilterns (an area of outstanding beauty) as well as a gentle round of golf at the Ellesborough Golf Course. Offering the discerning buyer accommodation across approximately 2800 sqft. The property has so much to offer including a beautiful timber clad barn with a large space for multiple use. There are also private grounds of approx. 0.4 acres. All of this combined, offers you peaceful relaxation on the sun terrace this 'one of a kind' property offers an amazing lifestyle opportunity

**The Main House:**

This main house offers privacy and character throughout. There is an excellent range of reception rooms, perfect for family life and entertaining and the comfortable accommodation will leave you wanting for nothing. The principal bedroom with its en-suite is one of five great sized double bedrooms and two bathrooms on the first and second floor. The entrance hall welcomes you in and accesses both the sitting and drawing rooms with their open fireplaces with log burners. There is a staircase which leads to the first floor and access to a large open plan kitchen/breakfast room.

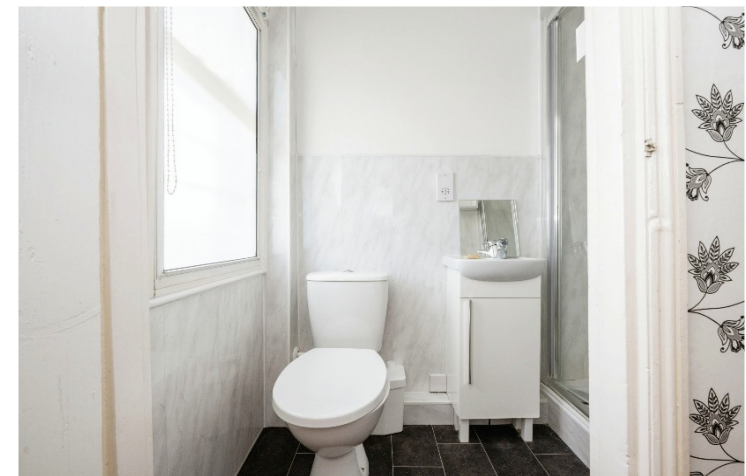




The well-appointed kitchen boasts a superb centre island, a good range of both floor and wall units and windows a door that gives access into the utility and cloakroom with a side door leading out to the driveway. The lounge offers secondary windows to front and side aspects, a brick built fireplace with quarry tiled hearth and wood burning stove, wood block flooring, exposed timbers, radiator. The dining room offers a window to front. Inglenook fireplace with quarry tiled hearth and shelving to either side, wood block flooring, radiator and exposed timbers. The third reception room is a lovely double aspect room with double glazed windows to side and rear and double glazed French doors leading out to the rear garden, and patio. In addition there is a cloakroom with a tiled shower cubicle, wash hand basin, high level w.c. quarry tiled flooring, radiator.

**Externally:**

There is a large beautiful timber clad barn to the rear of the garden which offers a versatile space whether it be a garage or workshop. To the side of the property is a self-contained annex which could be used to run a from-home business, office and also boasts its own bathroom and a kitchen. To the front of the property there is mature planting and fencing which offers a good degree of privacy. The landscaped formal gardens offer trees, palms, shrubs and lawns as well a large patio area perfect for those warm summer evening. The private gated driveway offers ample parking for multiple vehicles.







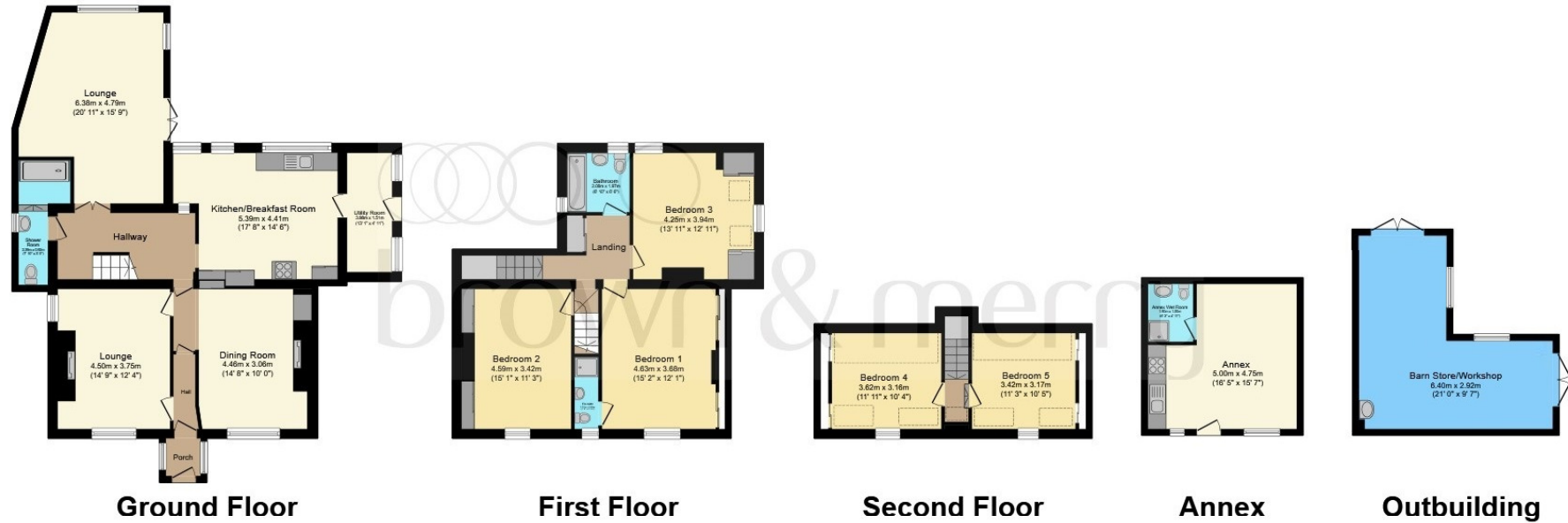
**Location:**

The stunning countryside surrounding Stoke Mandeville offers some of the best walks in the area, including picturesque Coombe Hill. With its eclectic mix of shops, pubs and restaurants, Wendover has without doubt one of the most appealing high streets in the Chilterns. Stoke Mandeville Station is within easy walking distance of the house and the Chiltern Line offers an excellent and reliable service to London Marylebone from either Little Kimble Station, Wendover or Princes Risborough (45 mins), whilst access to the M25 can be found via the A41(M) at Tring (5 miles), or alternatively the M40 at High Wycombe (11 miles).

**Schools:**

Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. Well known grammar schools include Sir Henry Floyd Grammar, Aylesbury Grammar School and Aylesbury High School. Stoke Mandeville Primary School is also within easy walking distance.





Total floor area 261.4 m<sup>2</sup> (2,814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





### Features:

Private Gated Entrance | Drawing room | Sitting room  
Kitchen/Breakfast Room/Family room | Utility room | Cloakroom  
Principal bedroom  
4 Further bedrooms | 2 bathrooms  
Stunning oak frame barn/workshop | Driveway and for Multiple  
vehicles | Large Office/Annex with Kitchen & Bathroom  
Mature private gardens and grounds of approx. 0.4 acres

**Price £900,000**

  
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