



Station Road, Stoke Mandeville,
Buckinghamshire, HP22 5UE

TIM RUSS
& COMPANY



Station Road Stoke Mandeville HP22 5UE

Beautifully presented detached cottage style property with a superb kitchen/breakfast room, lovely garden and large versatile outbuilding.

£600,000 Freehold



The Property

This attractive and beautifully presented detached property is being sold with the benefit of a large extremely versatile outbuilding which was originally a detached double garage and has previously been used as a successful hair dressing salon and beauty room. The outbuilding had planning permission granted for an extension & to be converted into a self-contained one bedroom dwelling - this expired in February 2023. (Planning application number: 20/00431/APP. Plans available via our office).

The property is situated in a tucked away position within a short walk of the mainline station and the accommodation comprises the following: entrance hall, cloakroom, sitting room with attractive fireplace housing a woodburning stove, dining room, superb double aspect kitchen / dining room fitted with an excellent range of units with space for an American style fridge/freezer and integrated appliances including a double oven, hob, extractor and dishwasher, with double doors leading out to the garden. There is also a utility room with plumbing for a washing machine, a stainless steel sink with drainer & space for further appliances. To the first floor there are three bedrooms in all – two doubles and a single, and a family bathroom.

Outside

To the front of the property there is a large gravel driveway with hedging to one side and mature shrubs to the other. A gated side access leads to the rear garden which has been attractively landscaped with a patio immediately abutting the property and a good area of lawn with well-stocked shrub borders. There is a further paved seating area, two timber sheds and a winding pathway leading to the outbuilding/annex.

Outbuilding/Annex

With two principal rooms in addition to the cloakroom and lobby area with kitchen sink. Insulated with heating, light, power, double glazed windows and doors including double doors opening from the main room to the patio area and garden.

Additional Information

Council Tax Band: E / EPC Rating: D

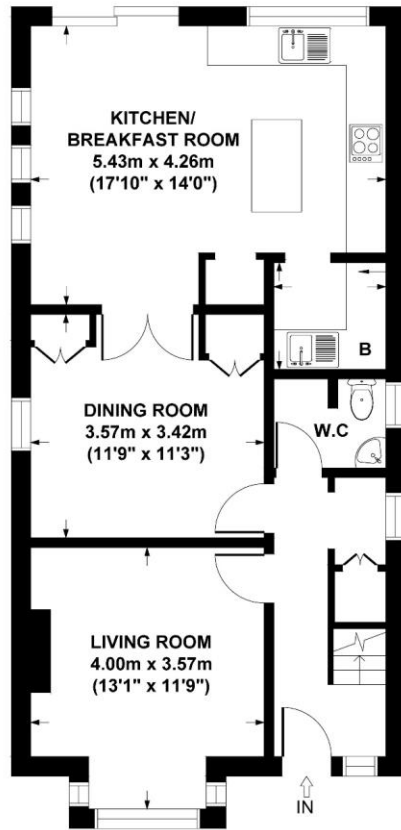
Location

The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to

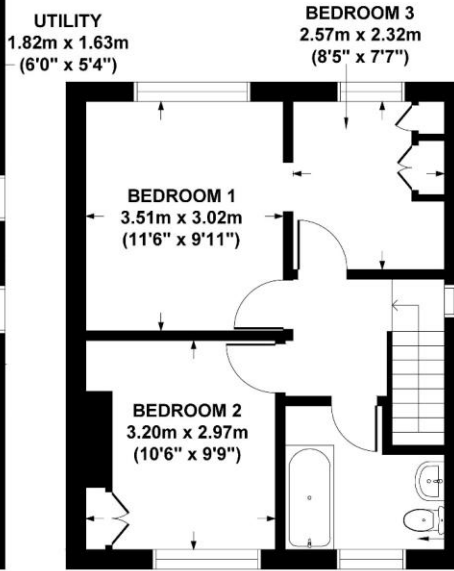
commute to the city, the main line station to London Marylebone is within a short walk and has a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either via Beaconsfield or Thame. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools.

Viewing By appointment only.

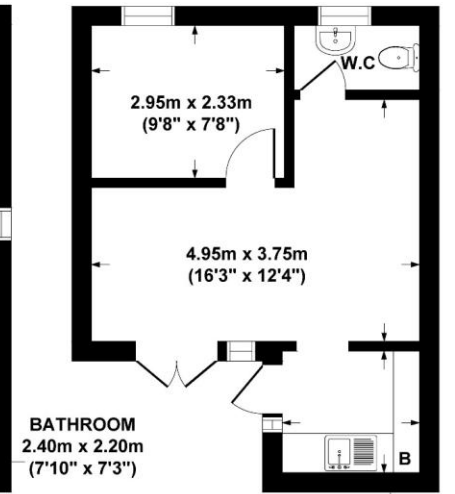




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 62 SQ M / 669 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 38 SQ M / 405 SQ FT



OUTBUILDING ANNEX
GROSS INTERNAL
FLOOR AREA 28 SQ M / 306 SQ FT

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

STATION ROAD, STOKE MANDEVILLE, HP22 5UE
APPROX. GROSS INTERNAL FLOOR AREA 128 SQ M / 1380 SQ FT (INCLUDES ANNEX)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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