

NEW ASH

STOKE MANDEVILLE - BUCKINGHAMSHIRE



TIM RUSS
prime





**NEW ASH
39 LOWER ROAD
STOKE MANDEVILLE
BUCKINGHAMSHIRE**

Stoke Mandeville Station c0.6 mile | Aylesbury c2.5 miles
Wendover c3.5 miles | Princes Risborough c6 miles

**A beautifully presented individual family
home standing in private gardens of
approximately 0.4 acre**

Reception Hall | Sitting Room | Family Room
Kitchen/dining/family Room | Study
Utility Room | Cloakroom

Principal Bedroom Suite | Guest Bedroom
Suite | Three Further Bedrooms
Bedroom Six/Playroom or Office

Garaging | Gardens

In all About 0.40 Acre

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LOCATION

Situated on the edge of the village of Stoke Mandeville and within walking distance of the station and village centre, the location has much to offer. The village has a good local shop, primary school and three public houses. Aylesbury offers a very comprehensive range of amenities including the Grammar and High Schools along with the Henry Floyd. Nearby Wendover has one of the prettiest high streets in the Chilterns and an eclectic mix of shops, bars and restaurants.

THE PROPERTY

Built some sixteen years ago to a high specification by a renowned local builder for his own occupation, this property offers a great balance of traditional quality and contemporary style. The well proportioned accommodation is beautifully presented and works simply perfectly for the growing family, with everyone being able to enjoy their own space.

The front door opens into a large reception hall with a cloakroom and stairs to the first floor. The study is large enough to be a family or playroom. The sitting room is a lovely size with a fireplace and open fire as the focal point. The family or garden room has a great view of the garden, which is accessed through casement doors. The kitchen/dining/living room is a fabulous space and the real hub of the home; near full width bi-folds open onto the terrace connecting seamlessly with the garden. The kitchen includes a huge island is comprehensively fitted with a full range of Miele integrated appliances including induction hob, steam oven, fan and conventional ovens. Off the kitchen is a proper family size utility room, including an additional hob and with an outside door.

The particularly generous landing has a staircase up to the second floor. The main bedroom is a truly harmonious space a deep picture window making the most of the aspect over the garden. There is an extensive range of wardrobes and a large ensuite shower and bathroom. There are three further bedrooms on the first floor, one of which is ensuite and a beautifully appointed family bathroom.

On the second floor there are two more rooms which can be used as two additional bedrooms or perhaps a study and playroom. There is also a cloakroom and a large walk-in loft room.

OUTSIDE

The property is approached via electric wooden gates leading to a large gravel driveway with plenty of parking and turning space. The driveway continues to the side of the house, leading to a larger than normal garage.

To the rear of the house is a full width shingle terrace stepping up to a wide expanse of lawn with mature borders and overlooking fields to the rear. The garden is fully fenced and offers complete privacy.

EPC RATING C

COUNCIL TAX G

POSTCODE HP22 5XA







39 Lower Road

Approximate Gross Internal Area

Ground Floor = 148.9 sq m / 1,603 sq ft

First Floor = 126.4 sq m / 1,360 sq ft

Third Floor - Roof = 60.0 sq m / 646 sq ft

Garage = 27.9 sq m / 300 sq ft

Total = 363.2 sq m / 3,909 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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