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3 Castlefields, Stoke Mandeville, Aylesbury, HP22 5XY

# 3 Castlefields, Stoke Mandeville, Aylesbury, HP22 5XY

£648,000

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- DRIVEWAY and GARAGE
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- EN-SUITE and WALK-IN WARDROBE TO MAIN BEDROOM
- TWO RECEPTION ROOM
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

Beautifully Presented Four-Bedroom Detached Family Home in Prime Stoke Mandeville Location.

Situated in a sought-after area of Stoke Mandeville, this spacious and well-maintained four-bedroom detached home offers ideal family living.

Upon entering, you're welcomed by a bright and airy entrance hall with a staircase leading to the first floor. The heart of the home is the stylish kitchen/breakfast room, featuring a range of wall and base units with Quartz worktops, high-spec integrated appliances including a double oven and grill, and elegant tiled flooring.

The lounge, complete with a feature fireplace, flows seamlessly into a conservatory that has been upgraded with a tiled roof, making it usable all year round. Additional ground floor accommodation includes a separate dining room, a utility room with internal access to the garage, and a convenient downstairs cloakroom.

Upstairs, you'll find four well-proportioned bedrooms. The main bedroom boasts an en-suite shower room and a walk-in wardrobe. A modern three-piece family bathroom serves the remaining bedrooms. The loft, accessed via a fitted ladder, is fully boarded and offers excellent storage or potential for conversion (subject to planning consent).

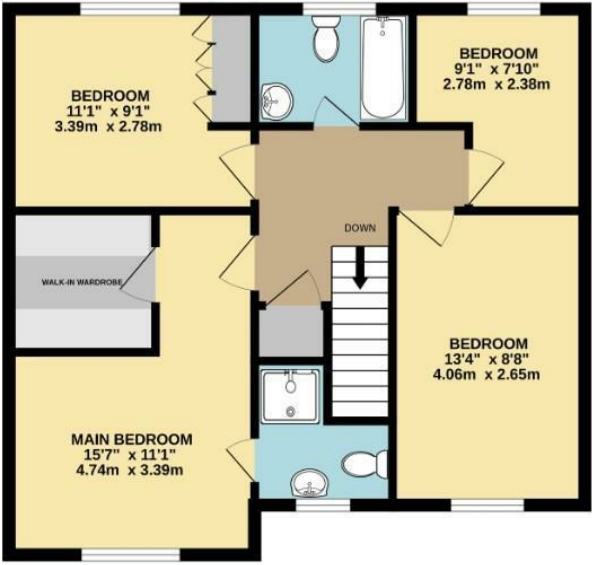
Outside, the property features a private and well-maintained rear garden with mature flower beds and low-maintenance Astro Turf. A gated side entrance leads to a generous driveway providing parking for multiple vehicles, an electric vehicle charging point, and access to the garage.

Nestled in the Buckinghamshire countryside just minutes from Aylesbury, the area offers a strong sense of community, picturesque surroundings, and highly regarded local schools. With its own mainline railway station offering direct links to London Marylebone in under an hour, it's ideal for commuters seeking countryside living without sacrificing convenience. Local amenities include traditional pubs, a village hall, a church, and scenic walking routes.

GROUND FLOOR  
947 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

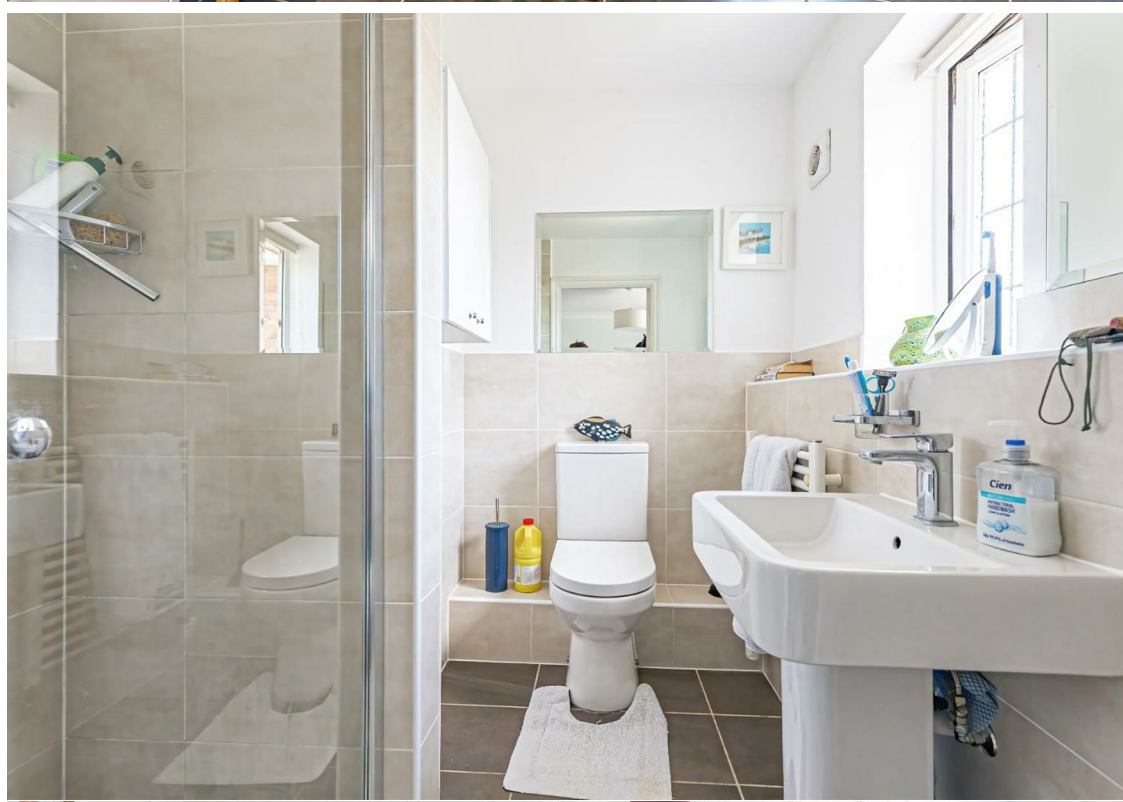
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |













CASTLEFIELDS

LEADING TO  
PETERSFIELD