



Blessbury Close, Stoke Mandeville - HP22 5XD
£650,000



Blessbury Close

Stoke Mandeville

- A stunning four bedroom detached home
- Just four years old with the remaining building warranty
- Fully Integrated kitchen/dining room
- Utility room and guest cloakroom
- Spacious sitting room and a home office/study
- Four double bedrooms
- Family bathroom and ensuite shower room to principal bedroom
- Detached double garage with power and light
- Enclosed rear garden
- Pergola off the kitchen ideal for alfresco dining

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



Blessbury Close

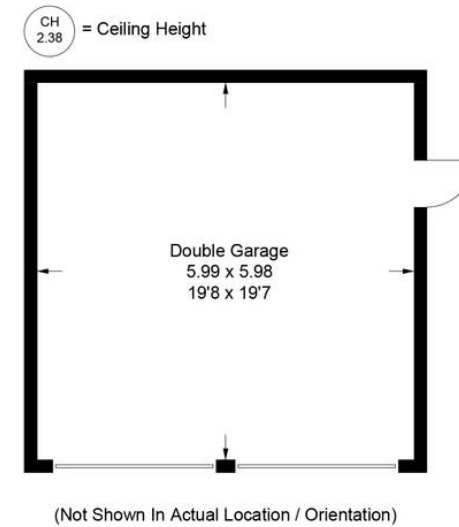
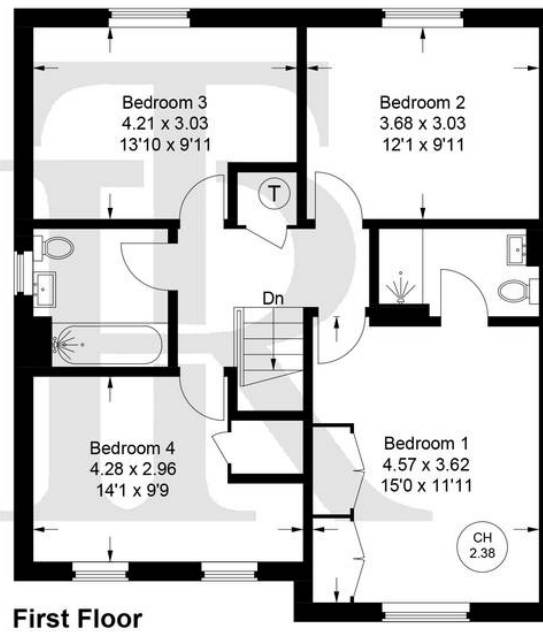
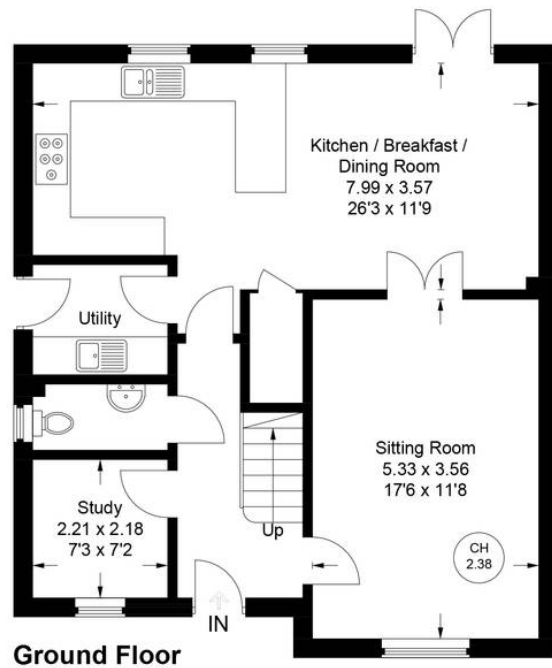
Stoke Mandeville

Presenting a stunning four bedroom detached home, just over 4 years old and benefiting from the remaining building warranty, this impressive property offers spacious and contemporary living ideally suited to modern family life. The heart of the home is the fully integrated kitchen and dining room, thoughtfully designed to provide ample space for both every-day meals and entertaining, with a utility room conveniently located nearby for laundry and additional storage needs. A guest cloakroom adds further practicality to the ground floor layout. The generous sitting room provides a welcoming space for relaxation, while a separate home office or study offers the perfect environment for remote working or quiet reading. Upstairs, four well-proportioned double bedrooms ensure comfortable accommodation for family and guests alike. The principal bedroom boasts an ensuite shower room and built in wardrobes, creating a private retreat, while the stylish family bathroom serves the remaining bedrooms. High quality finishes and a neutral décor throughout allow for immediate enjoyment and easy personalisation. The property also benefits from a detached double garage (with power and light) providing secure parking and additional storage options. A key feature of this home is the pergola off the kitchen, designed for alfresco dining and seamless indoor-outdoor living. This exceptional property combines the peace of mind that comes with a nearly-new build and the convenience of a well-planned layout, making it a superb choice for discerning buyers seeking space, style and comfort in a desirable location. Early viewing is highly recommended to appreciate all that this beautiful home has to offer.

Council Tax band: F - EPC rating B - Tenure Freehold

Service charge - TBA





Blessbury Close, HP22 5

Approximate Gross Internal Area
 Ground Floor = 71.2 sq m / 766 sq ft
 First Floor = 70.8 sq m / 762 sq ft
 Double Garage = 36.0 sq m / 387 sq ft
 Total = 178.0 sq m / 1915 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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