



Wendover Road, Stoke Mandeville
£875,000

 **TIM RUSS**
& Company



- Substantial Four Bedroom Detached Family Home in a Desirable Stoke Mandeville Setting
- Impressive Accommodation Extending to Approximately 2,659 Sq Ft
- Private & Established Gardens Offering Excellent Outdoor Space
- Convenient Access to Stoke Mandeville Railway Station with Direct Commuter Connections to London Marylebone
- Double Garage & Generous Driveway Parking for Multiple Vehicles
- Excellent Scope to Further Extend & Enhance, Subject to the Necessary Planning Permissions
- Utility Room & Convenient Ground Floor Cloakroom
- Impressive & Light-Filled Conservatory Offering Versatile Additional Living Space
- Well-Appointed Family Bathroom & Two Private En-Suite Facilities

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- Council Tax band: G
 - Tenure: Freehold
 - EPC Energy Efficiency Rating:



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.

This substantial four bedroom detached family home offers an exceptional opportunity to acquire a premium residence in the highly desirable setting of Stoke Mandeville. Extending to approximately 2,669 sq.ft, the property features impressively proportioned and versatile living spaces, perfectly suited for modern family life. The welcoming entrance hall leads to a generously sized kitchen and breakfast room, which, while currently well-appointed, presents excellent potential for modernisation to suit individual tastes. The expansive open-plan living and dining area is ideal for both relaxing and entertaining, while the impressive family room provides further versatility for gatherings or quiet evenings in. A light-filled conservatory offers additional living space with delightful views over the garden, creating a seamless connection between indoors and out. The ground floor also benefits from a well-equipped utility room and a convenient cloakroom. Upstairs, four well-proportioned bedrooms provide excellent versatility for family members or guests, including a principal suite with a private en-suite bathroom, a second en-suite bedroom, and a well-appointed family bathroom. The property offers excellent scope for further extension and enhancement (subject to the necessary planning permissions), allowing buyers to create their dream home in this sought-after location. The outside space is equally impressive, with private and established gardens providing a tranquil retreat for outdoor living and entertaining. Mature planting and well-maintained lawns create an attractive and secluded setting, perfect for family activities or al fresco dining. A generous driveway offers ample parking for multiple vehicles, complemented by a double garage that provides secure storage or workshop space. The gardens wrap around the property, offering both sunny and shaded areas throughout the day, and present excellent potential for further landscaping or the addition of outdoor amenities such as a summerhouse or play area. The property is ideally situated for convenient access to Stoke Mandeville railway station, offering direct commuter connections to London Marylebone, making it an ideal choice for those seeking a balance of peaceful village living and excellent transport links.





Wendover Road, HP22 5

Approximate Gross Internal Area

Ground Floor = 118.8 sq m / 1279 sq ft

First Floor = 92.8 sq m / 999 sq ft

Double Garage = 35.4 sq m / 381 sq ft

Total = 247.0 sq m / 2659 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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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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