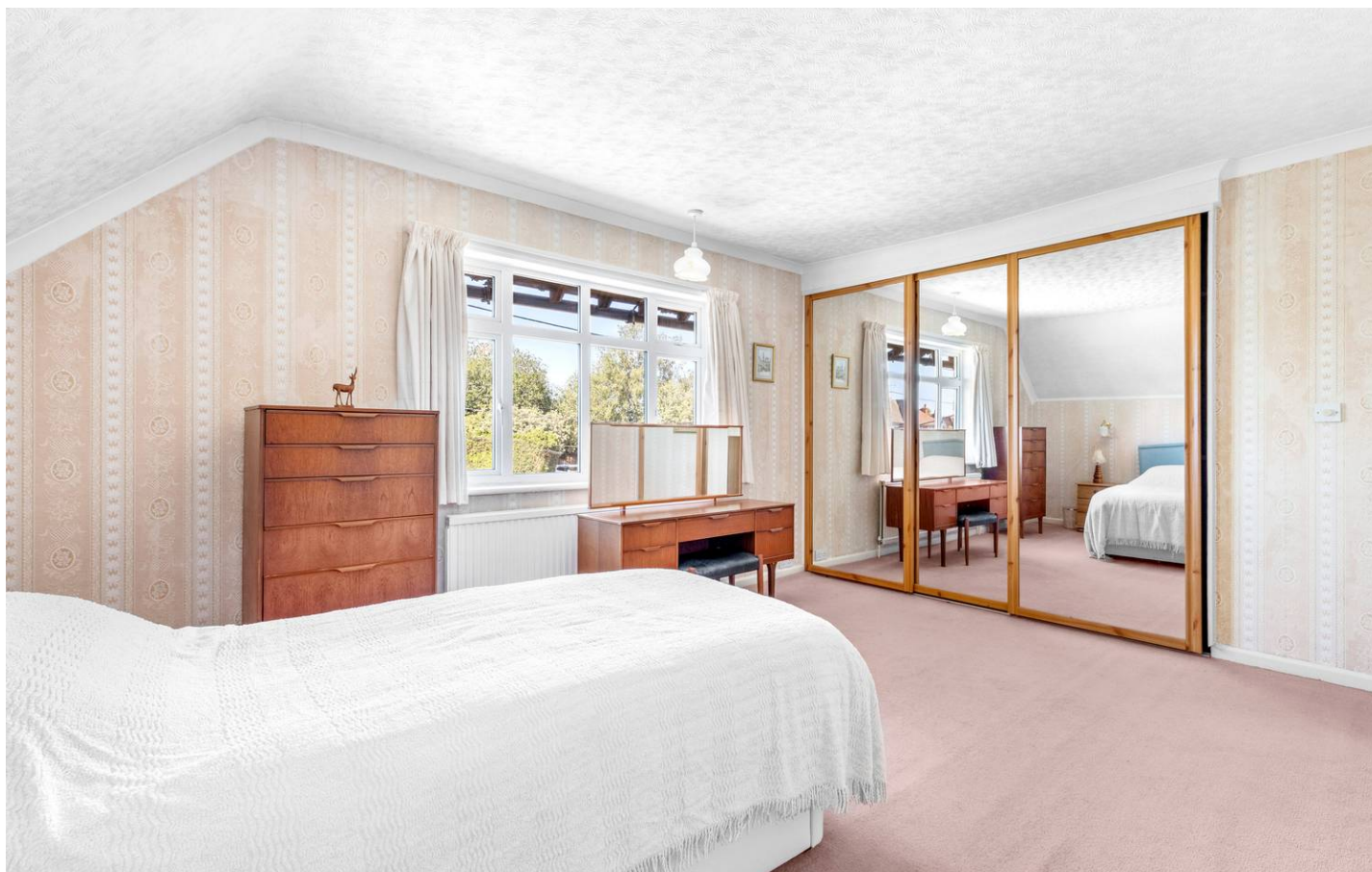




Wendover Road, Stoke Mandeville

Offers in Region of £700,000

 **TIM RUSS**  
& Company



- Separate dining room ideal for family meals and entertaining
- Convenient ground floor cloakroom/WC
- Generous and private rear garden
- Garage offering additional parking or useful storage & driveway providing ample off-road parking
- Within easy reach of Stoke Mandeville Railway Station, local schools and everyday amenities
- Excellent access to Aylesbury, Wendover and the surrounding transport links
- Sought-after location in the popular village of Stoke Mandeville.
- Four bedroom detached family home
- Fitted kitchen with ample storage and worktop space
- Excellent scope to improve, modernise and extend, subject to the necessary planning permissions (STPP)

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- Council Tax band: F
  - Tenure: Freehold
  - EPC Energy Efficiency Rating: D
  - EPC Environmental Impact Rating:



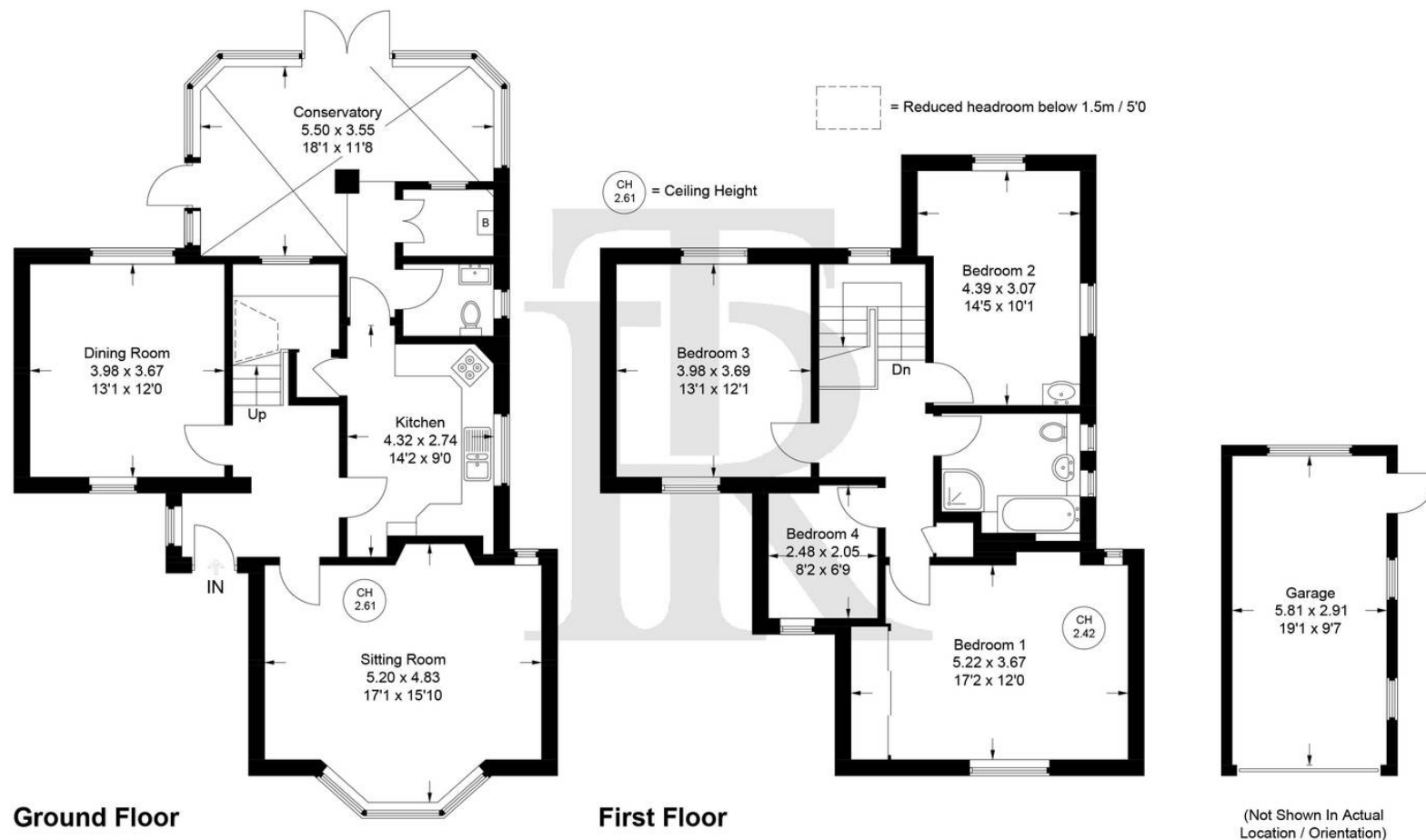
The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station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



Set within the highly sought-after village of Stoke Mandeville, this four bedroom detached family home offers spacious and well-balanced accommodation, ideal for modern family living. The property opens to a bright and welcoming living room, complemented by a separate dining room that is perfect for family meals and entertaining guests. A fitted kitchen provides ample storage and generous worktop space, while a convenient ground floor cloakroom/WC adds further practicality. The conservatory, overlooking the rear garden, creates an additional reception area filled with natural light. Upstairs, four bedrooms offer comfortable family accommodation served by a family bathroom. Offering excellent potential to improve, modernise or extend, subject to the necessary planning permissions (STPP). The property also benefits from a garage, providing further parking or valuable storage space. Its location ensures excellent access to Aylesbury, Wendover and surrounding transport links, with Stoke Mandeville Railway Station, reputable local schools and every-day amenities all within easy reach.

The outside space is equally impressive, featuring a generous and private rear garden that offers a tranquil setting for outdoor relaxation, children's play or entertaining friends and family. The garden is mainly laid to lawn, with mature borders and a patio area that is ideal for al fresco dining during the warmer months. The driveway at the front of the property provides ample off-road parking for multiple vehicles, enhancing convenience for homeowners and visitors alike. The garage offers further flexibility, whether used for secure parking or as additional storage. The property's position within this popular village ensures a sense of community while retaining privacy, with attractive surroundings and access to scenic countryside walks nearby. This property represents a rare opportunity to acquire a substantial family home in a desirable location, with scope to create your perfect living space both inside and out.





## Wendover Road, HP22 5

Approximate Gross Internal Area  
 Ground Floor = 85.6 sq m / 921 sq ft  
 First Floor = 70.3 sq m / 757 sq ft  
 Garage = 16.8 sq m / 181 sq ft  
 Total = 172.7 sq m / 1859 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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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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