



**Connells**

Chalgrove End  
Stoke Mandeville Aylesbury



## Property Description

Located in the sought-after village of Stoke Mandeville on the south side of Aylesbury this well-presented four-bedroom link-detached home offers space, style, and convenience. Ideal for families or professionals, it features versatile open-plan living, a bright conservatory, driveway parking, and a garage.

The ground floor includes a welcoming entrance hall with a downstairs WC, a newly fitted modern kitchen with Corian work surfaces, integrated dishwasher, 5-burner gas hob, double oven, and space for appliances. A separate utility room provides additional storage and houses the boiler, with space for a fridge/freezer, washing machine, and dryer. The spacious living room flows into the conservatory, creating an ideal space for relaxing and entertaining.

Upstairs the landing gives access to the loft and airing cupboard. There are four well-proportioned bedrooms, including a principal with en-suite shower room. A generous family bathroom features a double walk-in shower. Outside, the enclosed rear garden offers a patio, lawn, vegetable patch, and timber-built shed. To the front, a driveway provides parking for two vehicles alongside a lawned area, complemented by a garage with power and lighting.

Stoke Mandeville Station is within easy walking distance, offering direct trains to London Marylebone in under an hour. Local amenities, schools, and scenic Chiltern Hills

walks are close by.

### Entrance Hall

Door to side  
Tiling underfoot  
Radiator

### Cloakroom

WC  
Wash hand basin  
Tiling underfoot

### Lounge/Diner

19' 11" max x 18' 8" max ( 6.07m max x 5.69m max )  
Parquet flooring  
Radiator  
Doors to second reception room

### Reception Room Two

18' 8" max x 10' 9" max ( 5.69m max x 3.28m max )  
Three skylights  
Window to rear  
French doors to rear  
Hardwood flooring underfoot  
Radiator

## Kitchen

10' 6" max x 10' 5" max ( 3.20m max x 3.17m max )  
Window to front  
Tiling underfoot  
Range Master - double oven and 5 hob gas range  
Extractor fan  
Part tiling  
Integrated dishwasher  
Corian counter tops  
Wall and base units

## Utility Room

7' 3" max x 6' max ( 2.21m max x 1.83m max )  
Window to front  
Tiling underfoot  
Space for fridge/freezer, washing machine, dryer  
Boiler

## Landing

Window to side  
18mm thick solid oak flooring with hand scraped finish.  
Loft access  
Airing cupboard

## Bedroom One

13' 5" max x 10' 5" max ( 4.09m max x 3.17m max )  
Window to front

18mm thick solid oak flooring with hand scraped finish.

## En-Suite

Wash hand basin  
Tiling underfoot  
Aqualisa Shower & cubicle  
Towel radiator

## Bedroom Two

13' 2" max x 10' 5" max ( 4.01m max x 3.17m max )  
Window to rear  
18mm thick solid oak flooring with hand scraped finish  
Radiator

## Bedroom Three

10' 5" max x 9' 8" max ( 3.17m max x 2.95m max )  
Window to front  
18mm thick solid oak flooring with hand scraped finish  
Radiator

## Bedroom Four

9' 2" max x 6' 8" max ( 2.79m max x 2.03m max )  
Window to rear  
18mm thick solid oak flooring with hand scraped finish  
Radiator

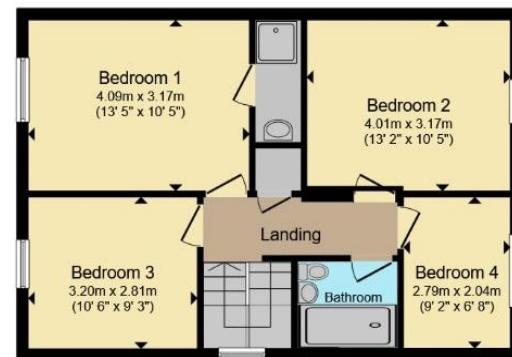








**Ground Floor**



**First Floor**

Total floor area 152.1 m<sup>2</sup> (1,638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: E

Tenure: Freehold

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