



STATION ROAD, STOKE MANDEVILLE
Aylesbury, Buckinghamshire HP22 5UA



Brown & Merry are delighted to offer this spacious four double-bedroom link-detached family home situated in the sought-after village of Stoke Mandeville and featuring a rear garden exceeding 150ft and set in a popular village location close to the station, amenities and school.

£695,000

The accommodation benefits from double glazing and a gas-fired central heating system with radiators, and comprises an entrance hall, cloakroom, living room, separate study/home office, spacious open-plan kitchen/dining room, and a utility room. To the first floor is a master bedroom with refitted en-suite shower room, three further well-proportioned double bedrooms, and a four-piece family bathroom suite.

Externally, the property offers a driveway, a partitioned garage, and a particularly large rear garden, ideal for families and outdoor entertaining.

Located In the Popular Village of Stoke Mandeville

Four Well-Proportioned Bedrooms

150ft Rear Garden

Kitchen/Breakfast Room

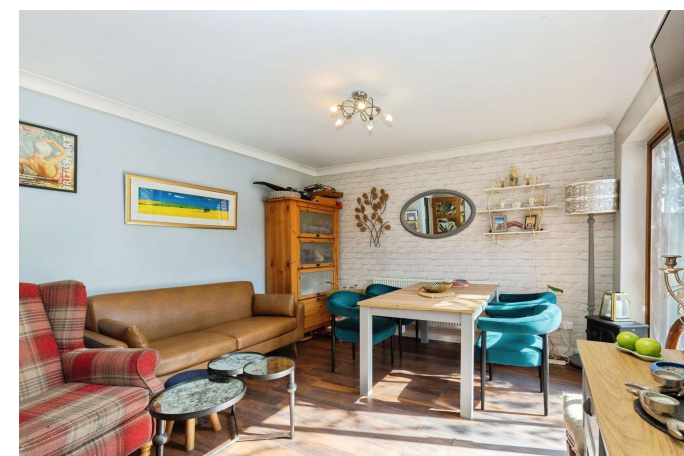
Spacious Lounge/Dining Room

Integrated Garage

Ample Driveway Parking

Within Walking Distance of Stoke Mandeville Train Station (0.2 Mile)

Tenure: Freehold EPC Rating: E Council Tax Band: F



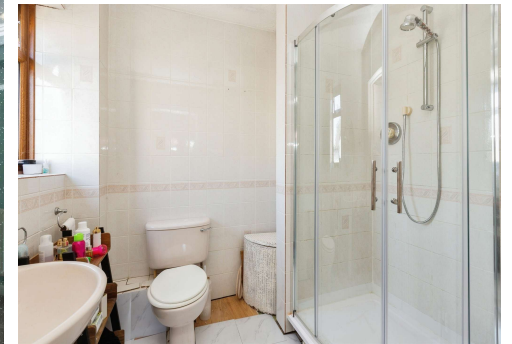
view this property online [brownmerry.co.uk/Property/AYL116342](https://www.brownmerry.co.uk/Property/AYL116342)

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Stoke Mandeville is a sought-after village located just two miles from Aylesbury. The village offers a strong community feel and a range of amenities, including three local pubs, one of which is The Woolpack, a popular pub-restaurant. Stoke Mandeville is internationally recognised for its association with the renowned Stoke Mandeville Hospital and its pivotal role in the origins of the Paralympic Games.

The village also benefits from a local post office and shop, St Mary's Church, and a mainline railway station providing direct connections to London Marylebone. Educational needs are well served by a combined primary school for children aged 4–11. Numerous public footpaths surround the village, offering access to beautiful countryside.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
AYL116342 - 0004



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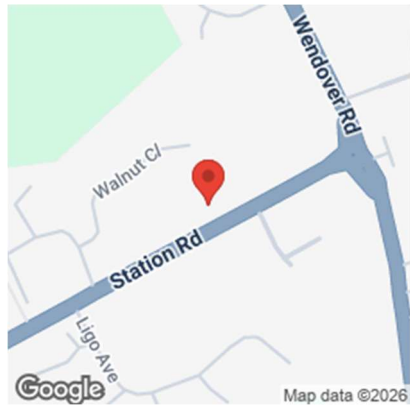
Aylesbury@brownandmerry.co.uk



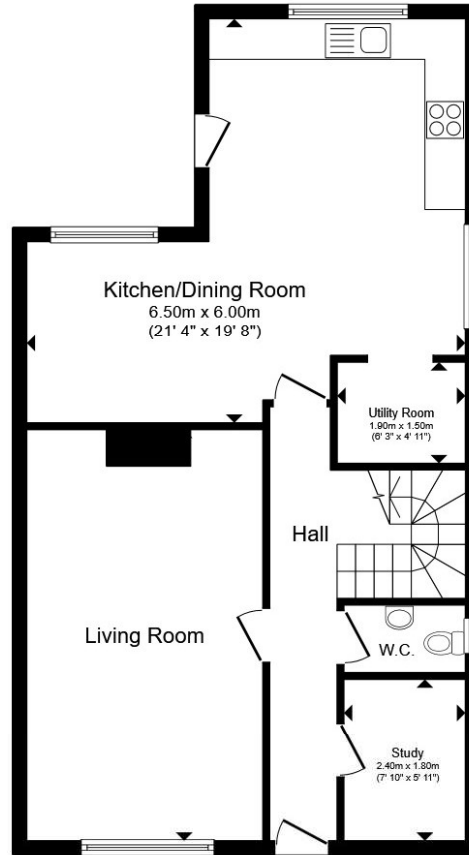
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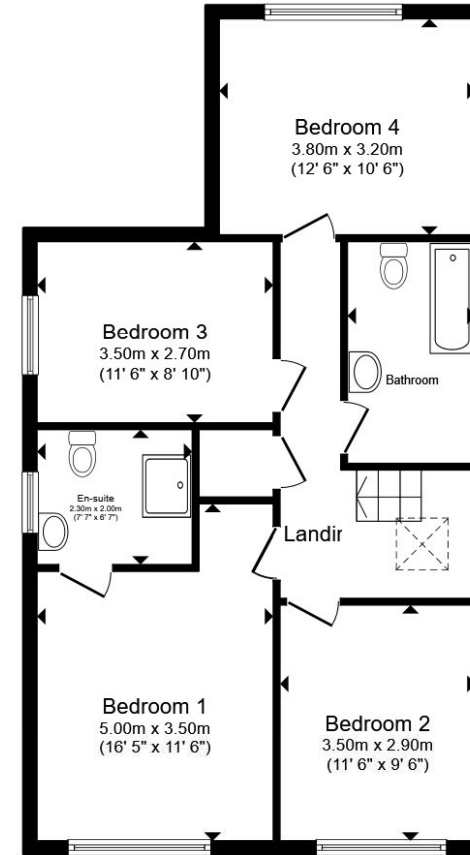
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Please note the marker reflects the
postcode not the actual property



Ground Floor



First Floor

Total floor area 140.8 m² (1,515 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