



CASTLEFIELDS, STOKE MANDEVILLE
Aylesbury, Buckinghamshire HP22 5XY



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Nestled in a tranquil cul-de-sac in the charming village of Stoke Mandeville, spacious and exceptionally well-presented four/five-bedroom detached family home offers the perfect blend of modern comfort and countryside living.

£725,000

Built by Banner Homes, this beautiful property enjoys a tucked-away position, ensuring a sense of privacy and peace whilst being conveniently close to local village amenities.

The home opens with a welcoming entrance hall and features a cloakroom, ideal for visiting guests. The generous sitting room is an inviting space, centred around a striking feature log burner, perfect for relaxing evenings in. A versatile family room provides the flexibility to serve as a fifth bedroom or home office, catering to changing family needs. Enjoy views of the picturesque gardens year-round from the bright conservatory, seamlessly connecting you to the outside. At the heart of the home lies a contemporary refitted kitchen with Neff appliances and dining room, designed with families in mind, complemented by a practical utility room. Upstairs, the master bedroom benefits from a stylish refitted en-suite, while three further well-proportioned bedrooms and a modern family bathroom provide ample space for family and guests alike.

Set on a generous corner plot, the gardens are bordered by rolling countryside, offering stunning open views and the ideal backdrop for relaxing or entertaining outdoors. For those with vehicles, a private driveway and double garage

Four/Five Bedroom Detached
Double Garage with Parking for Three Cars
Cul-De-Sac Location
Stoke Mandeville Village
Corner Plot
Must Be Viewed
Chain Free
Grammar School Catchment

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



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Stoke Mandeville village is 2 miles from Aylesbury. The village has 3 pubs including a restaurant at The Woolpack. The village is known for its links with the famous Stoke Mandeville Hospital and the Paralympic Games. There is a Community Centre with football pitches, open space, play park, tennis courts as well as a 'green gym'. Local Post Office/shop. St Marys Church. Mainline Station connecting to London Marylebone. Combined mixed School for children aged 4-11. There are many public footpaths connecting to beautiful Countryside.



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Property Ref:
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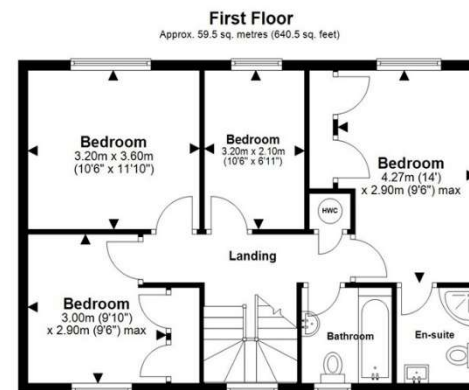
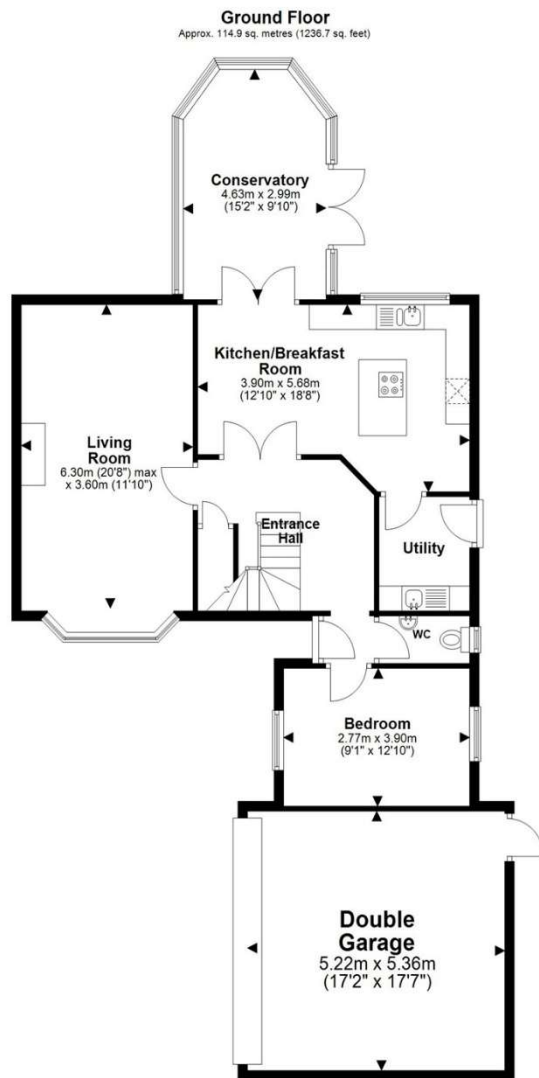
Aylesbury@brownandmerry.co.uk

5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN

brownandmerry.co.uk



Please note the marker reflects the
postcode not the actual property



Total area: approx. 174.4 sq. metres (1877.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.□

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.

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