



**Connells**

Lower Road  
Aylesbury Stoke Mandeville



## Property Description

This attractive three-bedroom home is quietly positioned in a peaceful corner of Stoke Mandeville, offering generous living space, excellent potential, and lovely countryside views-ideal for families, professionals, or those seeking a relaxed village lifestyle.

The property is entered via a welcoming porch leading into a well-arranged ground floor. A spacious lounge provides a warm and inviting atmosphere, complete with a cosy gas fireplace, and opens through a classic archway into the dining room-perfect for both entertaining and everyday living. From here, patio doors lead directly into the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow.

The kitchen is bright and practical, fitted with a range of wall and base units, an electric oven and hob, and plenty of room for additional appliances. Also on the ground floor is a modern family bathroom with a full-size bath and a separate study, ideal for home working or flexible use.

Upstairs, the home offers three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, alongside a second family bathroom featuring a sleek shower cubicle.

Outside, the property continues to impress with a substantial driveway providing ample

parking, and a fully enclosed rear garden that enjoys open views across surrounding fields-an ideal space to relax, entertain, or enjoy the outlook.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

## Entrance Porch

Door to front  
Tiling underfoot

## Study

7' 4" x 4' 9" ( 2.24m x 1.45m )  
Window to front  
Carpet underfoot  
Radiator

## Lounge

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )  
Patio doors to rear  
Window to front  
Radiator  
Wood flooring underfoot  
Gas fireplace

## Dining Room

11' 6" max x 11' 8" max ( 3.51m max x 3.56m max )

Patio doors to rear

Window to front

Radiator

Wood flooring underfoot

## Kitchen

14' 8" max x 11' 1" max ( 4.47m max x 3.38m max )

Window to side

Window to front

Laminate underfoot

Wall and base units

Electric hob and oven

Part tiling

Understairs cupboard

## Bedroom One

14' 5" max x 11' 9" max ( 4.39m max x 3.58m max )

Window to front

Window to rear

Carpet underfoot

Radiator

Built in wardrobe

## Bedroom Two

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )

Window to rear

Carpet underfoot

Radiator

Airing cupboard

## Bedroom Three

11' 6" max x 7' 9" max ( 3.51m max x 2.36m max )

Window to front

Carpet underfoot

Radiator

Storage Cupboard

## Bathroom

Window to side

Fully tiled

WC

Wash hand basin

Bath/mixer

Laminate underfoot

Radiator

Space for dryer

## Wet Room

Window to side

Laminate underfoot

WC

Wash hand basin

Shower cubicle

Radiator

Part tiling

## Outside Study

11' 5" max x 8' 3" max ( 3.48m max x 2.51m max )

Window to side

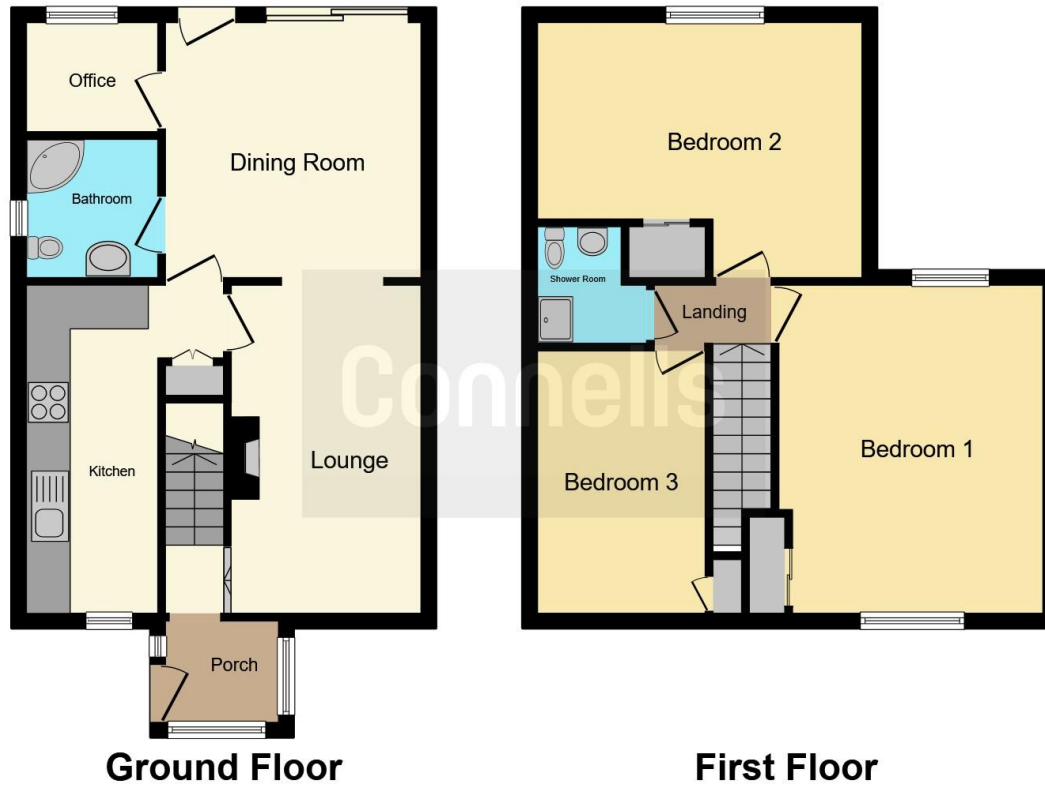
## Rear Garden

Side access









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.focalagent.com](http://www.focalagent.com)

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**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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