



Wendover Road, Stoke Mandeville - HP22
£700,000

TR TIM RUSS
& Company



- Close to local amenities, schools, and train station
- Modern fitted kitchen with integrated appliances and central island
- Separate sitting room with feature fireplace
- Extended five-bedroom detached family home offering spacious and flexible living (1,737 sq. ft)
- Family room with log burner
- Garden office – versatile space for work, hobbies, or gym
- South-facing rear garden – ideal for entertaining and family fun
- Integral garage and generous driveway providing ample secure off-street parking
- Utility room and downstairs W/C for convenience and everyday living
- Abundant natural light throughout

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- Council Tax band: F
 - Tenure: Freehold
 - EPC Energy Efficiency Rating:
 - EEPIC Environ-ental Impact Rating: E

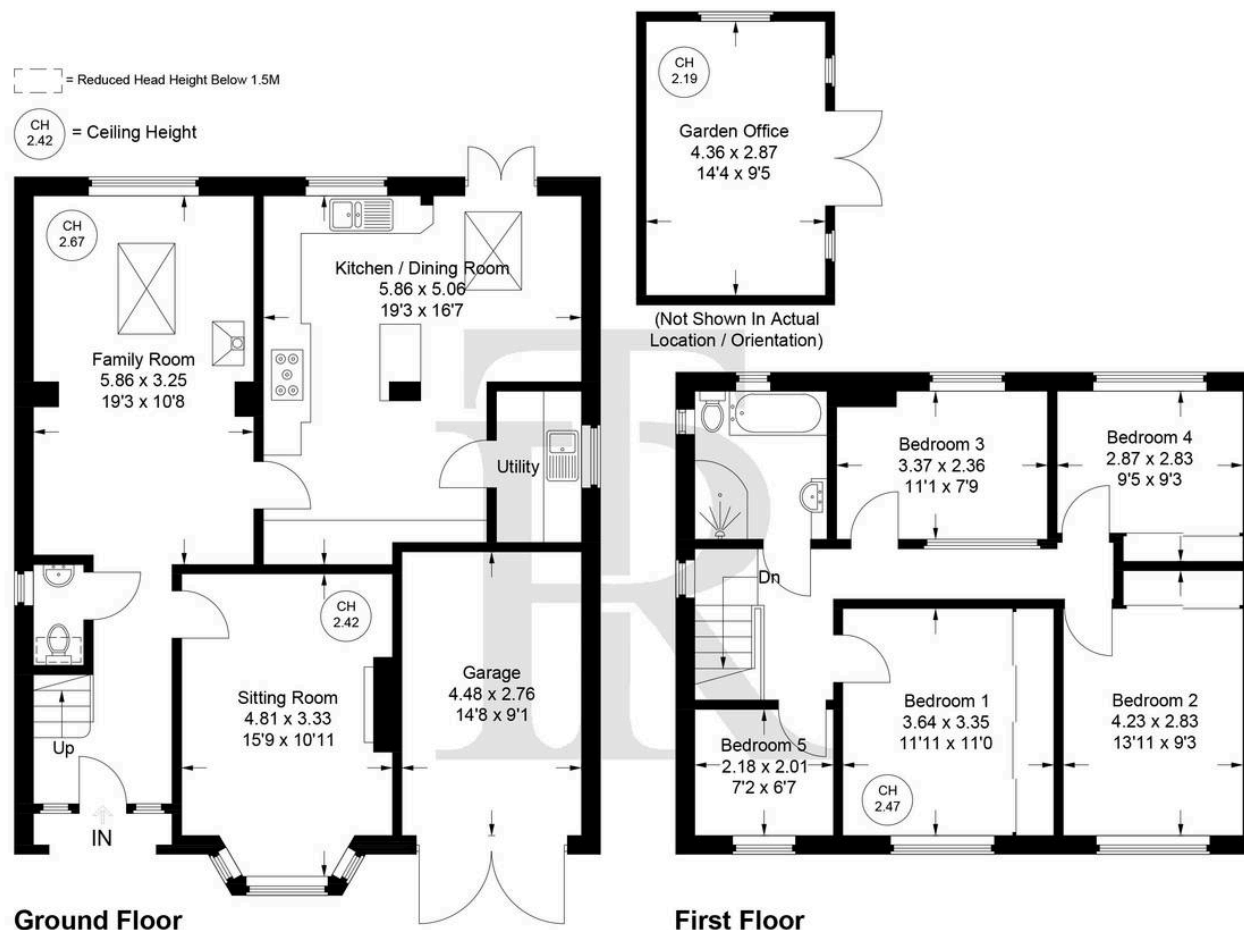


The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station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

This impressive five-bedroom detached family home offers an exceptional standard of living, perfectly positioned close to local amenities, well-regarded schools, and the train station for easy commuting. Thoughtfully extended to 1,737 sq. ft, the property provides spacious and flexible accommodation that suits modern family life. The heart of the home is a contemporary fitted kitchen featuring integrated appliances and a central island, ideal for both every-day dining and entertaining. A separate sitting room with a feature fireplace creates a welcoming space to unwind, while the family room's log burner adds further comfort and charm. The property also benefits from a versatile garden office, perfect for working from home, pursuing hobbies, or even setting up a home gym. Practical features include a utility room, a downstairs W/C, an integral garage, and a generous driveway offering secure parking and ample off-street space. Large windows throughout the house flood the interiors with natural light, enhancing the sense of space and warmth in every room.

The outside space is equally impressive, boasting a beautifully maintained south-facing rear garden that is ideal for entertaining guests, relaxing with family, or enjoying al fresco dining in the warmer months. The garden's layout offers a blend of lawn and patio areas, providing plenty of space for children to play and adults to unwind. Mature planting and well-tended borders create a sense of privacy and tranquillity, making the garden a true retreat from the hustle and bustle of daily life. There is direct access from the house to the garden, ensuring seamless indoor-outdoor living and making summer gatherings effortless. In addition to the integral garage, the generous driveway accommodates multiple vehicles, offering both convenience and security. The property's exterior is well presented, with attractive landscaping to the front and rear, creating a welcoming first impression for visitors. This home's outdoor spaces perfectly complement the spacious and stylish interiors, making it an outstanding choice for families seeking comfort, versatility, and a superb location.





Wendover Road, HP22

Approximate Gross Internal Area

Ground Floor = 74.5 sq m / 802 sq ft

First Floor = 61.3 sq m / 660 sq ft

Garage / Garden Office = 25.6 sq m / 275 sq ft

Total = 161.4 sq m / 1737 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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 £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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