



2 Lincoln Close, Station Road, Stoke Mandeville - HP22 5YS
£725,000





- Spacious four-bedroom detached family home in a sought-after cul-de-sac location
- Beautifully landscaped and fully enclosed rear garden, providing a generous and private outdoor space ideal for entertaining, relaxation and family enjoyment.
- Integral double garage and private driveway providing secure parking for numerous vehicles
- Excellent transport links with convenient access to Aylesbury, Wendover and London Marylebone via Stoke Mandeville Station
- Separate dining room providing an excellent space for family meals and hosting guests
- Kitchen/breakfast room with ample storage and preparation space
- Principal bedroom benefitting from en-suite facilities
- Separate home office providing a quiet and versatile workspace, perfectly suited to modern hybrid working
- Practical utility room offering valuable additional storage and space for laundry appliances
- Generous plot with potential for further enhancement, subject to the necessary consents



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 four-bedroom detached family home is situated in a highly sought-after cul-de-sac within a popular village location, offering both convenience and a strong sense of community. The property provides well-balanced and versatile accommodation arranged over two floors, with excellent natural light throughout, creating bright and welcoming living spaces for all the family. Upon entering, you are greeted by a spacious hallway leading to a generous living room, perfect for relaxing or entertaining guests. The separate dining room offers an excellent setting for family meals and hosting, while the kitchen/breakfast room is thoughtfully designed with ample storage and preparation space, ideal for busy family life. A practical utility room provides valuable additional storage and space for laundry appliances, and the ground floor also benefits from a convenient cloakroom/WC, well-suited for guests and everyday living. The property further features a dedicated home office, providing a quiet and versatile workspace that is perfectly suited to modern hybrid working arrangements. Upstairs, the principal bedroom enjoys the luxury of en-suite facilities, while three further well-proportioned bedrooms are served by a contemporary family bathroom. The integral double garage and private driveway offer secure parking for numerous vehicles, enhancing the practicality of this exceptional home. Ideally positioned for highly regarded local schools and a range of everyday amenities, the property also benefits from excellent transport links, with convenient access to Aylesbury, Wendover and London Marylebone via Stoke Mandeville Station. Residents can also enjoy nearby leisure and cultural facilities, including the well-regarded Aylesbury Waterside Theatre, which offers a strong programme of productions and events throughout the year. The generous plot offers scope for further enhancement (subject to the necessary consents), presenting an exciting opportunity for those wishing to tailor the home to their own requirements. This property represents an excellent opportunity to secure a substantial family home in a desirable location, combining comfortable living, practical features and superb connectivity.





Lincoln Close, HP22 5

Approximate Gross Internal Area
 Ground Floor = 103.4 sq m / 1113 sq ft
 First Floor = 64.2 sq m / 691 sq ft
 Total = 167.6 sq m / 1804 sq ft
 (Including Garages / Excluding Void)

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

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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