



Fleet Cottage, Risborough Road, Stoke Mandeville  
£725,000





- Beautiful Three Bedroom Grade II Listed Detached Cottage
- Wealth of Original Period Features Throughout
- Versatile & Well-Proportioned Living Accommodation
- Private & Enclosed Rear Garden
- Highly Sought-After Stoke Mandeville Location
- Ample Private Off-Street Parking
- Elegant Reception Rooms Ideal for Entertaining
- Beautifully Appointed Kitchen & Dining Space
- Excellent Commuter Links with Direct Trains from Stoke Mandeville to London Marylebone
- Dedicated Study/Home Office Providing an Ideal Work-from-Home Space
- Convenient Ground Floor Cloakroom/WC
- Contemporary Shower Room with Stylish, High-Quality Finishes
- Elegant Family Bathroom with Modern Fixtures & Contemporary Finishes

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- Council Tax band: F
  - Tenure: Freehold



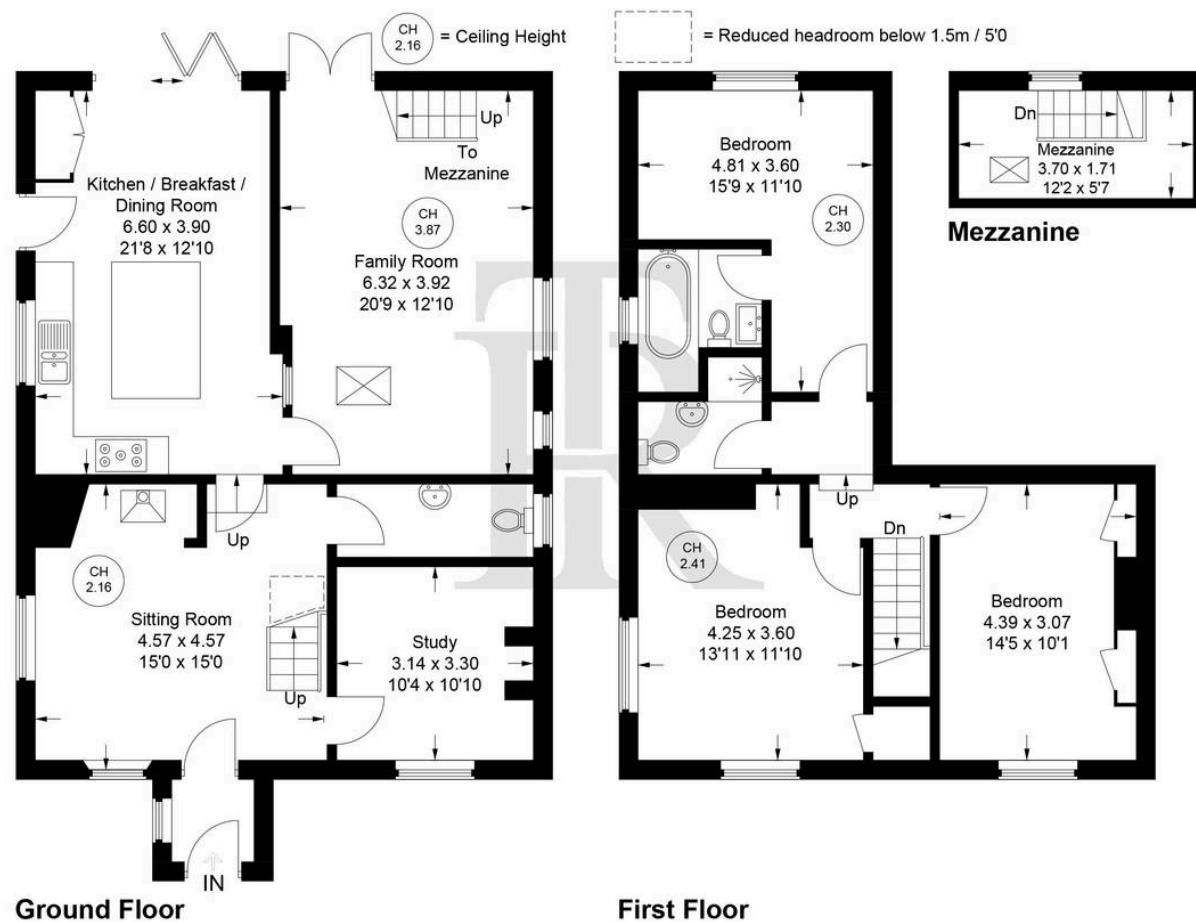
The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station 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 beautiful three bedroom Grade II listed detached cottage offers a rare opportunity to acquire a charming period home in the highly sought-after village of Stoke Mandeville. The property boasts a wealth of original features, including exposed beams and character fireplaces, while seamlessly blending modern comforts throughout. The versatile and well-proportioned living accommodation is thoughtfully arranged to suit both relaxed family living and entertaining. An elegant reception room with a log burner creates a cosy focal point, while the breath taking duplex family room provides a stunning space for gatherings and relaxation. The beautifully appointed kitchen and dining area is fitted with high-quality appliances and contemporary finishes, complemented by bi-fold doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. A dedicated study or home office offers the ideal environment for remote working, and a convenient ground floor cloakroom/WC adds further practicality. Upstairs, three generous bedrooms are served by a contemporary shower room and an elegant family bathroom, both finished to a high standard. The property also benefits from excellent commuter links, with direct trains from Stoke Mandeville to London Marylebone, making it an ideal choice for those seeking a tranquil village lifestyle within easy reach of the city. Outside, the cottage is set within a private and enclosed rear garden, providing a peaceful retreat for relaxation, alfresco dining, and entertaining. Mature planting and established borders offer year-round interest and privacy, while a generous lawn area provides ample space for children to play. The garden can be accessed directly from the kitchen and dining area via stylish bi-fold doors, making it perfect for summer gatherings and family barbeques. To the front of the property, there is ample private off-street parking, ensuring convenience for residents and guests alike. The property's attractive exterior, with its charming period façade and well-maintained gardens, creates a welcoming first impression. Located in the heart of Stoke Mandeville, the cottage enjoys close proximity to local amenities, schools, and countryside walks, offering a rare blend of character and comfort,







## Fleet Cottage, Risborough Road, HP22 5

Approximate Gross Internal Area  
Ground Floor = 85.9 sq m / 925 sq ft  
First Floor = 57.1 sq m / 615 sq ft  
Mezzanine = 6.3 sq m / 68 sq ft  
Total = 149.3 sq m / 1608 sq ft

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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