



Risborough Road, Stoke Mandeville  
£385,000

**TR** TIM RUSS  
& Company





- Beautifully Presented Grade II listed Two Bedroom Period Cottage Offering A Wealth of Charming Original Period Features
- Highly Desirable Stoke Mandeville Village Location
- Stylish & Well-Appointed Kitchen
- Generous Bedrooms Offering Excellent Flexibility
- Beautifully Presented Family Bathroom
- Private & Established Rear Garden
- Off-Road Parking
- Excellent Transport Links Including Stoke Mandeville Railway Station With Direct Commuter Connections to London Marylebone
- Turn-Key Home, Beautifully Presented & Ready to Move Straight Into
- Elegant Reception Room with Feature Fireplace & Excellent Natural Light

- 
- Council Tax band: D
  - 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.





Nestled in the heart of the highly desirable Stoke Mandeville village, this beautifully presented Grade II listed two bedroom period cottage perfectly blends character and comfort. The property showcases a wealth of charming original features, including exposed beams and an elegant reception room with a feature electric fireplace, creating a warm and inviting atmosphere. The stylish and well-appointed kitchen has been thoughtfully designed to offer both functionality and a contemporary finish, making it ideal for modern living. Two generous bedrooms provide excellent flexibility for a range of needs, whether as restful retreats or versatile home office spaces. The family bathroom is beautifully presented with quality fittings and a soothing ambience, ensuring comfort and convenience for residents and guests alike. With off-road parking, excellent transport links, and Stoke Mandeville railway station offering direct commuter connections to London Marylebone, this turn-key home is ready for immediate occupation and offers an outstanding opportunity for those seeking village life with superb accessibility.

The property benefits from a private and established rear garden, providing a peaceful sanctuary for relaxation and outdoor entertaining. Mature planting, well-maintained lawns, and attractive borders create a tranquil environment, perfect for al fresco dining or enjoying a morning coffee in the fresh air. The garden is fully enclosed, offering both privacy and security, making it ideal for families and pet owners. There is ample space for outdoor seating, as well as the potential for further landscaping or the addition of a garden studio (subject to any necessary consents). The off-road parking is conveniently situated, ensuring ease of access and peace of mind for residents. With its delightful blend of period charm, modern comforts, and thoughtfully designed outside space, this exceptional cottage is a rare find in this sought-after village location. Early viewing is highly recommended to fully appreciate all that this remarkable home has to offer.







## Risborough Road, HP22 5

Approximate Gross Internal Area  
 Ground Floor = 31.1 sq m / 335 sq ft  
 First Floor = 20.7 sq m / 223 sq ft  
 Second Floor = 18.4 sq m / 198 sq ft  
 Total = 70.2 sq m / 756 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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.