



1 Yew Tree Close, Stoke Mandeville - HP22 5TU

Offers Over £825,000

 **TIM RUSS**
& Company

- Well-presented five-bedroom family home in a quiet cul-de-sac setting within Stoke Mandeville.
- Excellent transport links including Stoke Mandeville station and easy access to Aylesbury town centre.
- Large private rear garden, ideal for outdoor dining and relaxation.
- Located within catchment for well-regarded local primary and secondary schools.
- Excellent access to countryside walks and the Chiltern Hills Area of Outstanding Natural Beauty.
- Close proximity to Stoke Mandeville Hospital and local amenities.
- Versatile living arrangements offering flexibility for families, professionals, or multi-generational living.
- Multiple outbuildings including a fully functional studio/home office, garden store, and additional storage room.

- Council Tax G
- EPC Rated D

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.

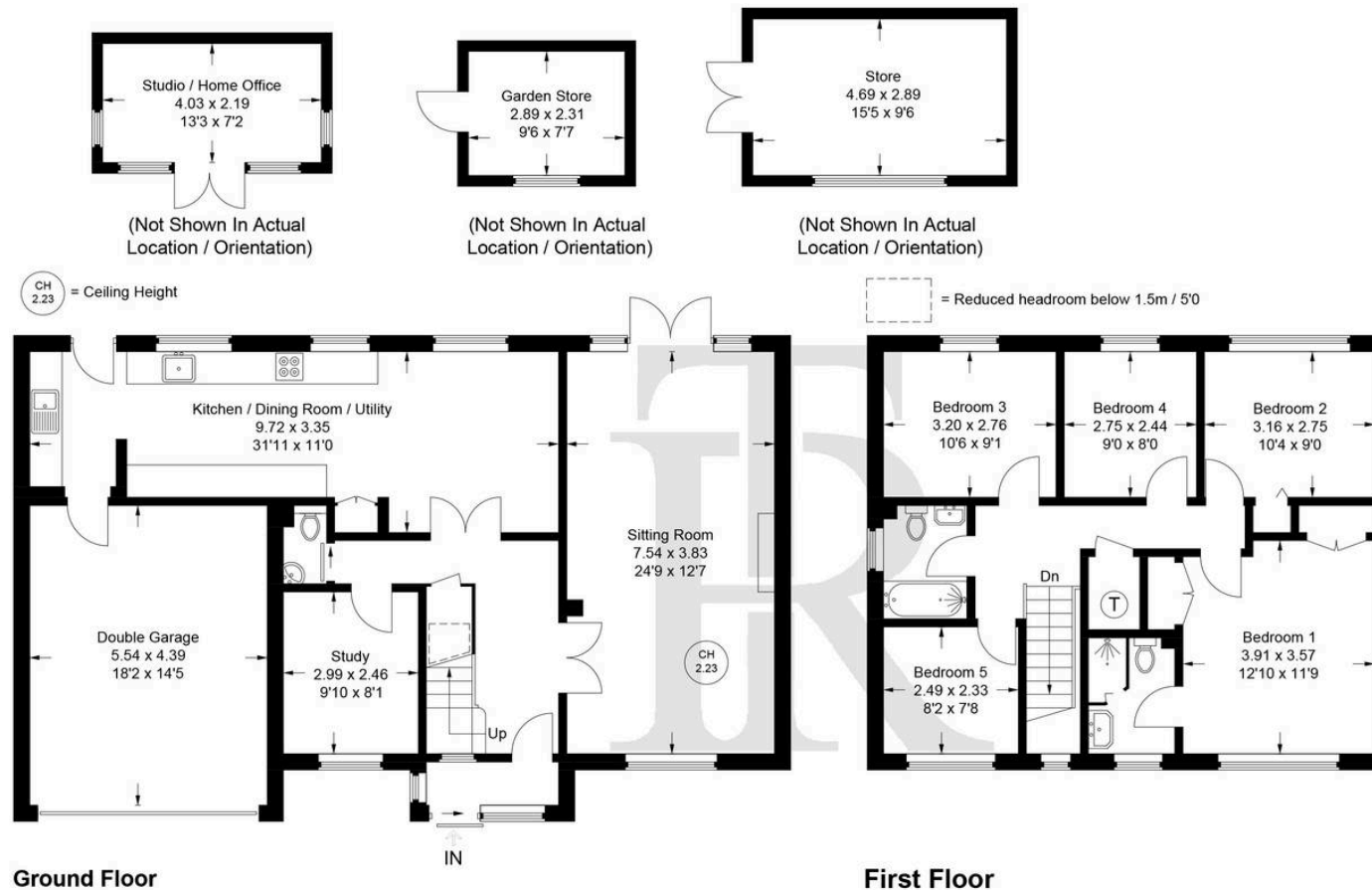




This impressive five-bedroom detached family home is situated in a quiet cul-de-sac within the desirable village of Stoke Mandeville. Spanning approximately 2,226 sq.ft, the property offers versatile living arrangements to suit families, professionals, or those seeking multi-generational accommodation. The welcoming entrance hall leads to a bright, dual-aspect living room, which is filled with natural light throughout the day and offers an inviting space for relaxation. The contemporary kitchen and dining area, designed with modern living in mind, is perfect for entertaining guests or enjoying family meals, while a separate utility room provides a practical solution for laundry and additional storage, keeping the main living areas organised. Upstairs, five well-proportioned bedrooms offer ample space for growing families, with access to well-regarded local primary and secondary schools within the catchment area. The home also benefits from excellent transport links, including Stoke Mandeville station and easy access to Aylesbury town centre, making commuting straightforward. Proximity to Stoke Mandeville Hospital, local amenities, and the beautiful Chiltern Hills Area of Outstanding Natural Beauty ensures convenience and leisure opportunities are always close at hand. Additional features include multiple outbuildings, such as a fully functional studio or home office, a garden store, and an extra storage room, providing further flexibility and space for hobbies or working from home.



The property is complemented by generous outside space, offering a large private rear garden that is ideal for outdoor dining, entertaining, and relaxation. Mature trees and established planting create a sense of privacy and tranquillity, while the expansive lawn provides plenty of room for children to play or for gardening enthusiasts to enjoy. A spacious patio area adjacent to the house is perfect for al fresco meals or summer gatherings, seamlessly connecting the indoor and outdoor living spaces. The front of the property boasts a substantial driveway with ample parking for several vehicles, as well as a double garage offering secure off-street parking and additional storage options. Side access leads directly to the garden and outbuildings, ensuring practical movement around the property. With countryside walks and the picturesque landscapes of the Chiltern Hills nearby.



Yew Tree Close, HP22 5

Approximate Gross Internal Area
 Ground Floor = 109.8 sq m / 1182 sq ft (Including Double Garage)
 First Floor = 67.8 sq m / 730 sq ft
 Outbuildings = 29.2 sq m / 314 sq ft
 Total = 206.8 sq m / 2226 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/

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For more information please visit our website.



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