



Castlefields, Stoke Mandeville - HP22 5XY
£700,000

An impressive 5-bed detached home in Stoke Mandeville. Spacious, modern living, large garden backing onto open fields, double garage, ample parking. Excellent schools and commuter links nearby.

- No Onward Chain
- Impressive Versatile Detached Five Bedroom Family Home in a Highly Desirable Stoke Mandeville Setting
- Excellent Access to Stoke Mandeville Amenities, Aylesbury & Surrounding Countryside
- Stylishly Appointed Family Bathroom & Convenient Ground Floor Cloakroom/WC
- Generously Proportioned Accommodation Extending to Approximately 1,877 Sq Ft
- Modern Kitchen/Breakfast Room Providing a Stylish & Versatile Space for Everyday Family Living
- Separate Living Room Providing a Dedicated & Comfortable Space for Relaxing
- Bright & Versatile Conservatory Offering an Excellent Additional Living Space
- Excellent School Catchment Opportunities, Including Access to Buckinghamshire Grammar Schools
- Excellent Commuter Connections from Stoke Mandeville Railway Station to London Marylebone

Tenure - Freehold

EPC Rated - C

This impressive five bedroom detached family home is situated in a highly desirable Stoke Mandeville setting, backing directly onto vast open fields and enjoying a wonderful sense of space and privacy to the rear. Offering approximately 1,863 sq. ft of accommodation, the property is thoughtfully arranged to provide comfortable and practical living spaces ideal for modern family life.

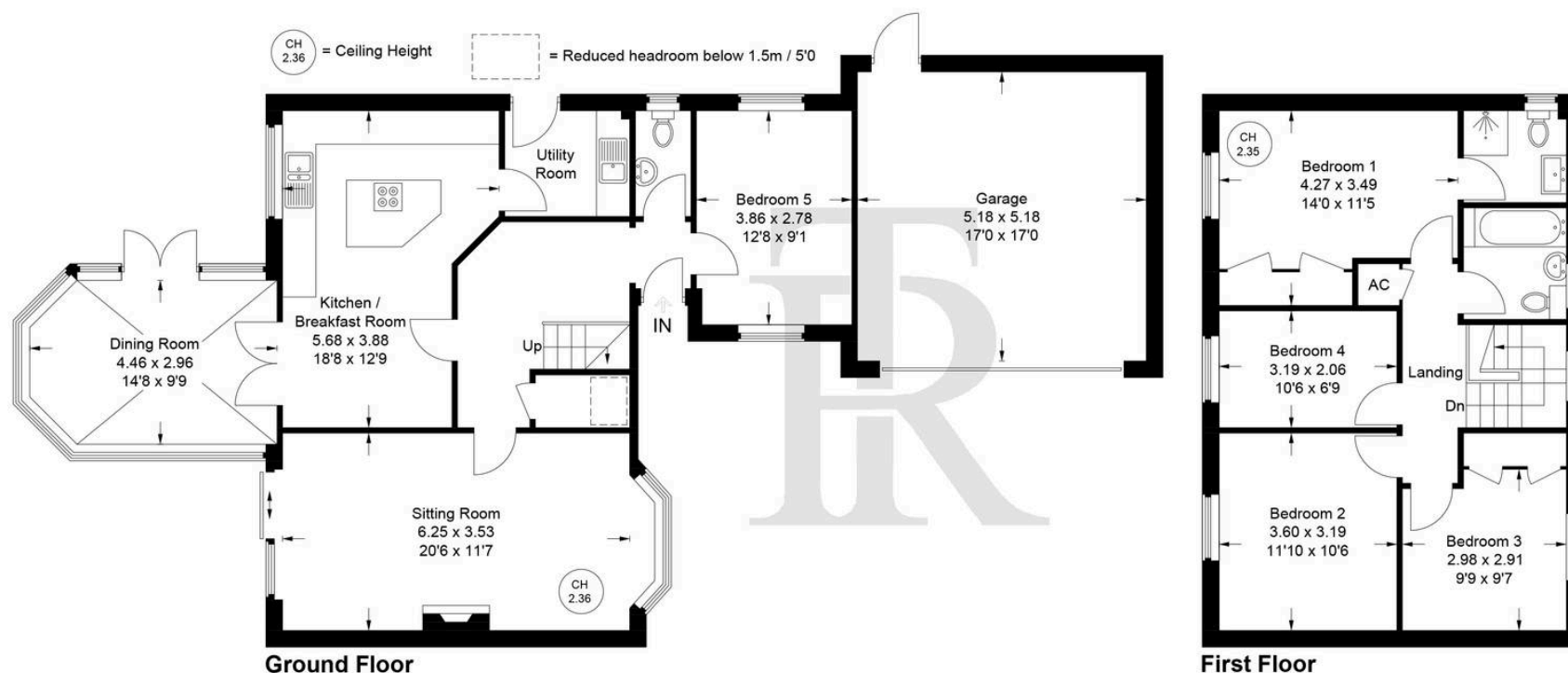




The welcoming entrance hall leads to a stylishly appointed modern kitchen and breakfast room, which serves as a sociable hub for everyday living and entertaining. A separate utility room offers excellent practicality and additional storage. The dedicated living room provides a comfortable space for relaxation, while the bright and versatile conservatory offers an excellent additional living area, ideal as a playroom, home office or formal dining space. The ground floor also benefits from a convenient cloakroom/WC. Upstairs, the principal bedroom enjoys private en-suite facilities, while four further bedrooms are well served by a contemporary family bathroom. This home is perfectly positioned for families, with excellent school catchment opportunities including access to Buckinghamshire grammar schools, and offers superb commuter connections from Stoke Mandeville railway station to London Marylebone, as well as easy access to Aylesbury and the surrounding countryside.

Outside, the property enjoys a generous driveway providing ample off-street parking for multiple vehicles, complemented by a detached garage offering secure storage and additional practicality. The rear garden is a particularly impressive feature, enjoying a wonderful open outlook across the vast fields beyond and providing a fantastic sense of space and tranquillity. The private garden offers an ideal setting for family recreation, outdoor dining or gardening enthusiasts, with well-maintained lawns bordered by mature shrubs and planting creating an attractive and peaceful environment. A paved patio area provides the perfect setting for alfresco dining and summer gatherings, while the generous plot ensures plenty of space for children to play. The property's position backing onto open fields is a rare and highly desirable feature, combining the benefits of a quiet residential setting with an exceptional countryside outlook, while remaining within easy reach of local amenities, schools and transport links. This is a rare opportunity to acquire a substantial detached family residence with generous outside space and an enviable open outlook in a sought-after Stoke Mandeville location.





12 Castlefields, HP22 5XY

Approximate Gross Internal Area
 Ground Floor = 87.4 sq m / 941 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Total = 173.0 sq m / 1863 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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