



Castlefields, Stoke Mandeville - HP22 5XY
£625,000

TIM RUSS
& Company

Catlefields, Stoke Mandeville, HP22 5XY

An immaculate four-bedroom detached home with en suite, versatile living spaces, garden room, utility, garage, enclosed garden, and off-road parking. Close to amenities, schools, and transport links.

- Detached Family Home
- Presented in Excellent Order Throughout
- Four Bedrooms
- Modern Fitted Kitchen/Diner/family Room
- Sitting Room
- Garden Room
- Guest Cloakroom and Utility Room
- Ensuite Shower Room and Family Bathroom
- Enclosed Rear Garden
- Garage and Own Driveway Parking

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.





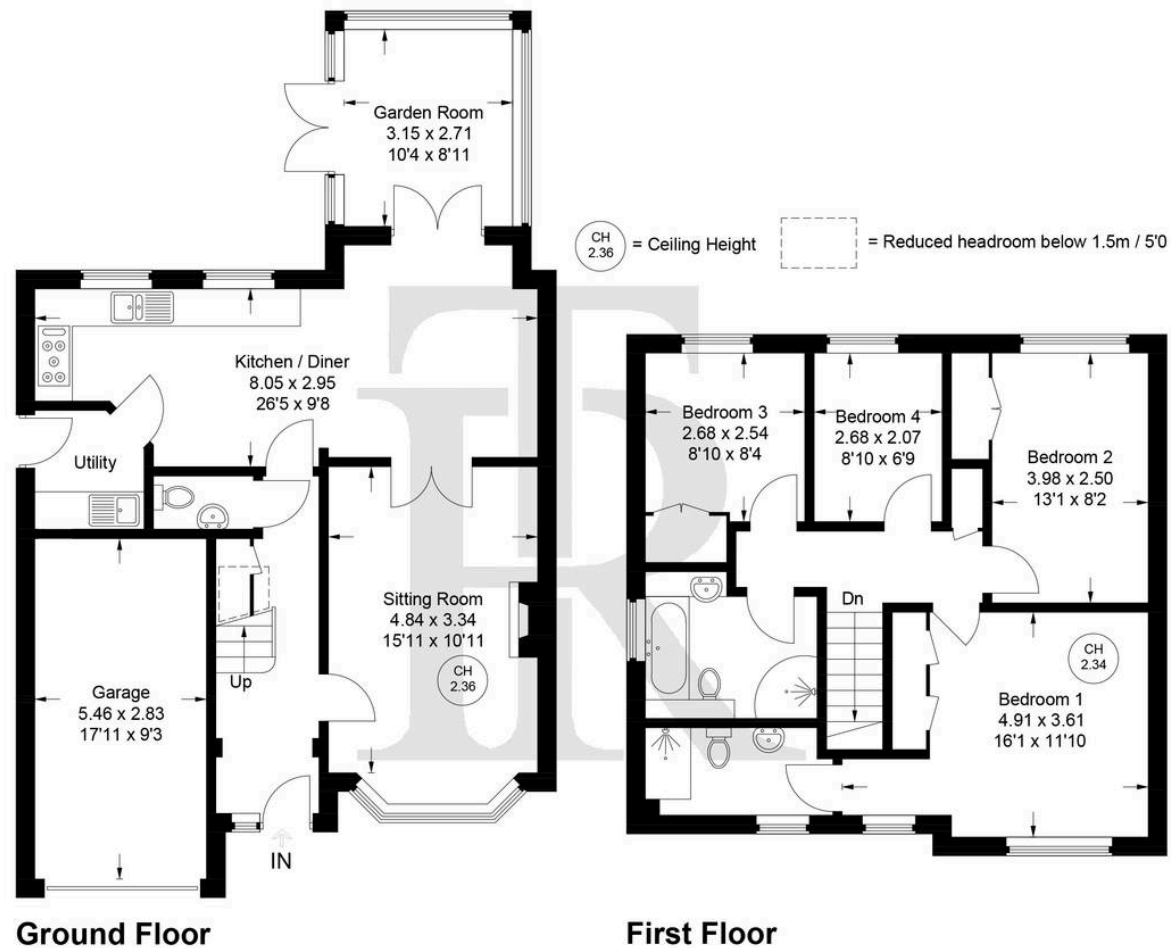
This impressive four-bedroom detached family home is presented in excellent order throughout and offers spacious, versatile accommodation ideally suited to modern living. The property opens into a welcoming hallway that leads to a bright sitting room, perfect for relaxing with family or entertaining guests. The contemporary fitted kitchen/diner/family room is thoughtfully designed and provides space for either additional seating or dining table. A garden room, currently used as the dining room, looks out over the rear garden provides additional living space. The ground floor also benefits from a guest cloakroom and a separate utility room off the kitchen for added convenience. Upstairs, the principal bedroom features an ensuite shower room, while three further well-proportioned bedrooms are served by a stylish family bathroom. The home is tastefully decorated throughout and is ready for immediate occupation.

Outside, the property enjoys an enclosed rear garden, offering a safe and private area for children to play and adults to relax or entertain. The garden is mainly laid to lawn with a paved patio area, ideal for al fresco dining or summer barbeques. To the front provides off-road parking for two vehicles and leads to an integrated garage (offering additional storage or workshop space if required). The location is convenient for local amenities, schools, and transport links, making this an ideal choice for families seeking a well-presented home with excellent outside space. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

EPC -rated D

Tenure - Freehold





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.