



Castlefields

Stoke Mandeville | Aylesbury | Bucks | HP22 5XY



Williams
PROPERTIES

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Williams Properties are pleased to welcome to the market this immaculate family home located in the sought after village of Stoke Mandeville. This property sits within a cul de sac location, close to fields and is a well appointed four bedroom detached home. The John Colet and Grammar Schools are within catchment. Stoke Mandeville train station is a short walk away as well as a local Premier convenience store.

Offers in excess of £625,000

Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville 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 at Beaconsfield or Thame.

Local Authority

Aylesbury Vale District Council

Council Tax

Band F.

Services

All main services available

Frontage

Stunning frontage with manicured lawns and patio path leading to the front door with porch.

Entrance

Enter the property via a composite front door into a spacious entrance hall with Karndean flooring and doors leading off to the kitchen/ dining room, cloakroom, snug and living room. Carpeted stairs rising to the first floor.





- A Stunning Family Home
- Well Appointed Throughout
- Close To Amenities
- Garage And Parking For Two Cars
- Four Spacious Bedrooms
- Detached
- Easily Accessed Transport Links
- Viewing Is Highly Recommended

Kitchen/ Dining Room

The stunning kitchen/ dining room comprises of Karndean flooring laid throughout and enjoys a light and airy aspect with spotlights to ceiling. A range of modern base and wall mounted units with a Marble work top. The room boasts a range of features including an integrated double oven and gas hob with extractor fan, integrated fridge/ freezer, microwave and drinks fridge, an Inset sink with mixer tap and breakfast bar. There is space for a dining table and four chairs with bi-fold doors leading out to the rear garden and a window to the front aspect.

Living Room

The light and airy living room comprises of Karndean flooring laid to floor, bi-fold doors to the rear aspect leading out the garden and a window to the side aspect. Feature fireplace with colonial fireplace surround. There is space for a large two piece suite and other living room furniture. Spot lights to ceiling.

Snug

A cosy family room with carpet laid to floor, double windows to the front aspect with space for a three piece suite and other lounge furniture. Television aerial point to one corner and spot lights to ceiling.

Cloakroom

Downstairs cloakroom with a low level WC and modern sink unit with cupboard storage. Window to the rear aspect.

First Floor

Stairs rising from the ground floor to the first floor landing comprising of carpet laid to floor and doors leading to all bedrooms and family bathroom. Airing cupboard to one corner.



This family home offers versatile accommodation with two large reception rooms, large kitchen/ dining room with special features. Four spacious bedrooms as well as a downstairs cloakroom, en-suite and garage with secured parking.



Master Bedroom With En Suite

A large master bedroom suite comprising of carpet laid to floor and coving to ceiling, double built in wardrobes. A window to the front aspect and a wall mounted radiator panel, there is space for a double bed and other bedroom furniture. Door leading into the En Suite which comprises of tiles laid to floor and splash back areas with a low level WC, a large sink unit with storage cupboards and a power shower. Spot lights to ceiling, and a heated towel rail. Window to the front aspect.

Bedroom Two

Bedroom two comprises of carpet laid to floor and coving to ceiling, a window to the front aspect with a wall mounted radiator panel. Double built in wardrobes. There is ample space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to floor and coving to ceiling with space for a double bed and other bedroom furniture. There is a storage cupboard to one corner and a large window to the rear aspect with a wall mounted radiator panel.

Bedroom Four

A cosy fourth bedroom with carpet laid floor and coving to ceiling. Space for a single bed and other bedroom furniture. Window to the rear aspect.

Family Bathroom

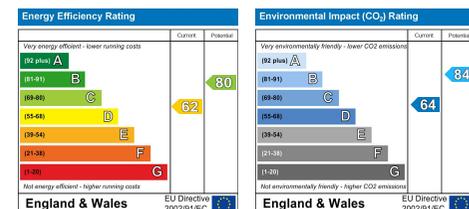
A white modern bathroom suite comprising of a panelled bathtub with shower attachment, low level WC and pedestal hand wash basin. Tiles laid to floor and most of the wall surround. Window to the rear aspect.

Rear Garden

A spacious rear garden enclosed with timber fence surround, a patio area and manicured lawn with decking to one corner. Ample space outside for dining furniture.

Garage And Parking

Driveway leading to the garage with space for two cars parked end to end and one secured parking space within the garage. A gate leading to the rear garden can be accessed down one side.







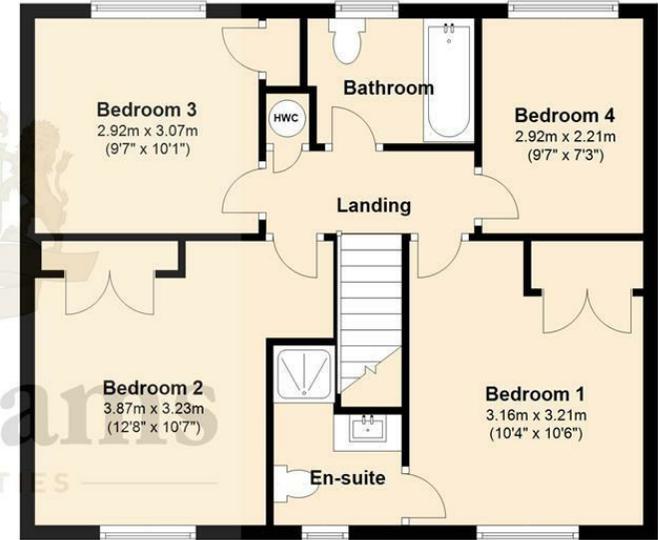
Ground Floor

Approx. 61.6 sq. metres (663.0 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



Total area: approx. 118.8 sq. metres (1278.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: sales@williamsaylesbury.co.uk
Web: www.williamsaylesbury.co.uk
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.