



3 Lower Road, Stoke Mandeville
Aylesbury

Brions

£900,000



3 Lower Road

Stoke Mandeville, Aylesbury

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Location:

Set in the beautiful Buckinghamshire countryside, Stoke Mandeville offers access to scenic walks, including nearby Coombe Hill, and the vibrant high street of Wendover with its mix of shops, pubs, and restaurants.

Stoke Mandeville Station is within walking distance, offering fast links to London Marylebone in around 45 minutes via the Chiltern Line. The M25 and M40 are easily reached via the A41(M) at Tring and High Wycombe.

Schools:

The area is renowned for its excellent education, including Sir Henry Floyd Grammar, Aylesbury Grammar, and Aylesbury High School, with Stoke Mandeville Primary School just a short walk away.

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The Main House:

This charming home offers exceptional privacy, character, and flexible living space, perfect for family life and entertaining. The welcoming entrance hall leads to a choice of reception rooms, including a cosy sitting room and drawing room, both with open fireplaces and log burners.

The stylish kitchen features a central island and excellent storage, with access to a utility room and cloakroom. Further living spaces include a bright, double-aspect lounge and a dining room with an impressive inglenook fireplace, along with a third reception room opening onto the rear garden and patio.

Upstairs, there are five generously sized double bedrooms, including a spacious principal suite with en-suite, supported by two additional family bathrooms across the first and second floors.



**Externally:**

To the rear of the garden is a large, timber-clad barn offering great space for a garage, workshop, or studio. To the side of the house, a self-contained annex with its own kitchen and bathroom provides flexible options for a home office, business space, or guest accommodation.

The front of the property is screened by mature planting and fencing, giving good privacy. The landscaped gardens feature lawns, trees, palms, shrubs, and a large patio — ideal for enjoying summer evenings. A private gated driveway offers plenty of parking for several vehicles.

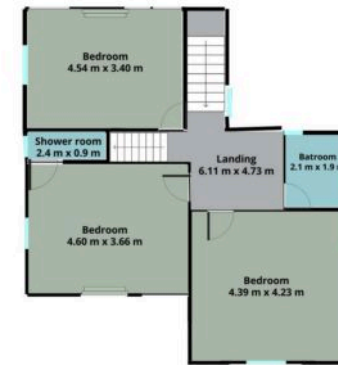






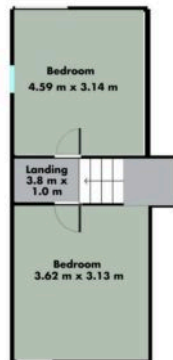
Total rooms area: 108.9 sq m
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
FOR ILLUSTRATIVE PURPOSES ONLY.

vuabl **RICS**
IMMERSIVE SPACES



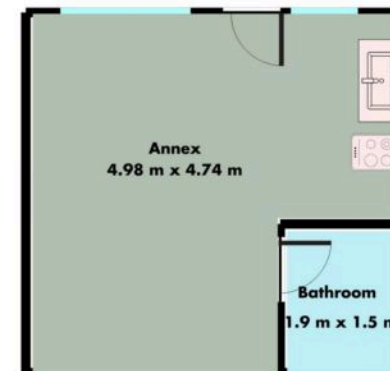
Total rooms area: 55.3 sq m
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
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vuabl **RICS**
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Total rooms area: 26.3 sq m
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IMMERSIVE SPACES



Total rooms area: 22.9 sq m
Total area: 23.2 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
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Brions

1 Cromwell Court New Street, Aylesbury – HP20 2PB

01296 532326 • info@brions.co.uk • brions.co.uk/