

# 7 SWALLOW LANE

STOKE MANDEVILLE, BUCKINGHAMSHIRE, HP22 5UW

GUIDE PRICE £875,000



A GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME TUCKED AWAY AT THE END OF A CUL DE SAC LOCATION.

FINE & COUNTRY



This individually designed home is beautifully proportioned and practically configured over two floors. There is a wonderful flow to the accommodation and the natural light further emphasising the room proportions. In particular, the property is not overlooked and abuts paddocks to the side and rear.

The current owners have maintained their home to a high standard and spent much time reconfiguring the layout making it suitable for both a family and entertaining.

On the ground floor there is a spacious entrance hall with flagstone tiles, a fabulous kitchen breakfast room which opens out on to the oak framed garden room. The sitting room with wood block flooring is dual aspect and opens out on to the south facing rear garden, a study/family room and a guest shower room/WC. A turn around oak/glass staircase leads to the first floor galleried landing leading to three double bedrooms and single bedroom. The master bedroom has an en suite shower/WC and there is a large family bathroom.

To the rear of house there is a delightful south facing garden that is predominantly laid to lawn with established borders and a large patio for alfresco dining as well as a greenhouse and garden shed. To the front there is off street parking for several cars and an integral garage.

### At a Glance

- Detached Family Home
- Four Bedrooms
- Integral Garage



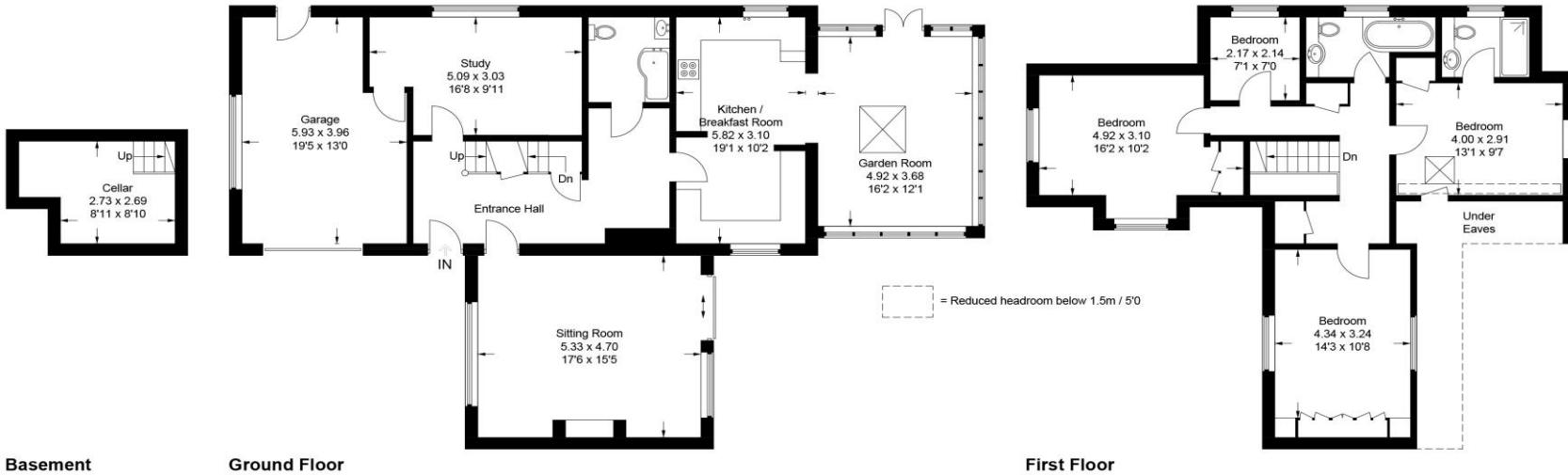
## Accommodation

- Kitchen Breakfast Room
- Garden Room
- Sitting Room
- Study/Family Room
- Guest Shower Room WC
- Master Bedroom
- En suite Shower WC
- Three Further Bedrooms
- Family Bathroom
- Rear Garden
- Integral Garage
- Off Street Parking



Guide Price  
**£875,000**

Approximate Gross Internal Area  
 Ground Floor = 126 sq m / 1,356 sq ft  
 First Floor = 70.8 sq m / 762 sq ft  
 Basement = 8.7 sq m / 94 sq ft  
 Total = 205.5 sq m / 2,212 sq ft  
 (Including Garage / Excluding Eaves)



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 and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd    Produced for Fine & Country

## Location

### STOKE MANDEVILLE

A residential village offering a shop, post office, parish church, primary school, public houses, restaurants and a main line train link to Marylebone, London. Situated approximately two miles from Aylesbury with its extensive shopping, recreational and schooling facilities and a further mainline train link to Marylebone, London.

## Additional information

**Services:** Mains water, electricity

**Heating:** Oil central heating to radiators

**Postcode:** HP22 5UW

**Local Authority:** Buckinghamshire County Council

**Energy rating:** E

The full EPC can be downloaded from the EPC register:

<https://www.gov.uk/find-energy-certificate>

**Fine & Country**  
 14 High Street  
 Wendover  
 Buckinghamshire HP22 6EA

**01296 625919**

wendover@fineandcountry.com