



## KIRKEBY CLOSE, STOKE MANDEVILLE, AYLESBURY

**30% SHARED OWNERSHIP**

**£123,000  
LEASEHOLD**

Three bedroom end-of-terrace home in the popular village of Stoke Mandeville, conveniently located close to the station and local schools. Offered on a 30% shared ownership basis, this well presented property features an open plan living area and kitchen, a ground floor cloakroom, three bedrooms and a family bathroom. Outside, the home benefits from a private garden and off-road parking, making it an ideal choice for families or first-time buyers seeking a well-connected location.



## KIRKEBY CLOSE

- 30% SHARED OWNERSHIP • STOKE MANDEVILLE VILLAGE • THREE BEDROOM HOUSE • TWO OFF ROAD PARKING SPACES • OPEN-PLAN KITCHEN / LIVING AREA • CLOSE TO STATION & LOCAL SCHOOLS • ENCLOSED REAR GARDEN • FAMILY BATHROOM



### LOCATION

Stoke Mandeville is a well-located village to the south-east of Aylesbury in the county of Buckinghamshire and it has a local church and 3 local pubs, The Bell, The Woolpack and Bulls Head. Stoke Mandeville Hospital has the largest spinal injuries ward in Europe and is the birthplace of the Paralympic movement. Stoke Mandeville railway station is within a half mile walk and is served by Chiltern Railways to London Marylebone southbound which is usually around 51 minutes journey time. By road, Oxford, Hemel Hempstead, Milton Keynes and London are all easily accessible. On the direct rail route from Aylesbury to London Marylebone and with easy road access, Wendover is in the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty and is well situated to give the city-tired visitor a peaceful interlude in the beautiful Buckinghamshire countryside.

### ACCOMMODATION

The accommodation begins with an entrance hall featuring stairs to the first floor and a ground-floor cloakroom. To the rear of the property is a spacious open-plan kitchen and living area, designed for modern living. The kitchen provides space for a freestanding cooker, fridge and washing machine, while the living area benefits from a bay window, a useful storage cupboard, and double doors opening directly onto the rear garden, allowing plenty of natural

light.

On the first floor, the landing offers loft access and an airing cupboard. There are three bedrooms, all well proportioned, along with a family bathroom.

Externally, the property boasts an enclosed rear garden with a patio area, lawn and gated rear access. To the side of the house are two off-road parking spaces, adding to the practicality of this home.

Overall, this is a fantastic opportunity to purchase a modern, well-located property in a village setting with excellent transport links and amenities nearby.

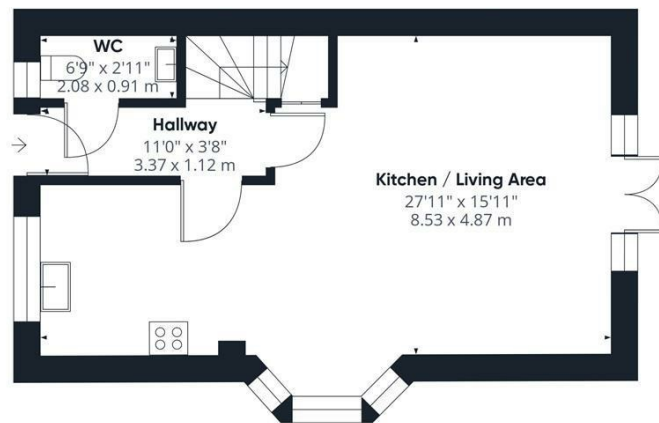
### NOTES

LEASE INFO - 125 year lease with 120 years left.  
Service Charge £72.61 p/m. Rent £671.83 p/m  
(including building insurance)



## KIRKEBY CLOSE





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
837 ft<sup>2</sup>  
77.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

