



OLD RISBOROUGH ROAD, STOKE MANDEVILLE, HP22
£3,500 per month*

Carter Jonas

OLD RISBOROUGH ROAD, STOKE MANDEVILLE, AYLESBURY, BUCKINGHAMSHIRE, HP22 5XJ

A 5 bedroom detached house with double garage
situated with the Town of Stoke Mandeville.

- 5 Bedrooms (2 with en suites)
- Family Bathroom
- Shower Room
- Separate WC
- Utility
- Kitchen
- 3 Receptions
- Study
- Conservatory
- Double Garage
- Gardens
- Outbuildings
- Off-street parking

THE PROPERTY

Accommodation comprises - entrance hall, downstairs cloakroom, study/office, dining room, drawing room, sitting room, conservatory, kitchen and utility room. To the first floor are five bedrooms, two ensuite bathrooms, shower room and separate family bathroom. To the second floor is a store room and cloakroom.

Externally there is an off road parking for several cars, double garage, large enclosed rear garden and large outbuilding/barn.

Pets considered. No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Central Heating.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Mid June 2025 for an initial 12 month term.

EPC Rating D. Council Tax Band G (please see Buckinghamshire Council Website for current cost)

Flood Risk - Low.



At a rent of £3,500 per calendar month

Holding deposit of 1 week's rent £807

Security deposit of 5 weeks rent £4,038

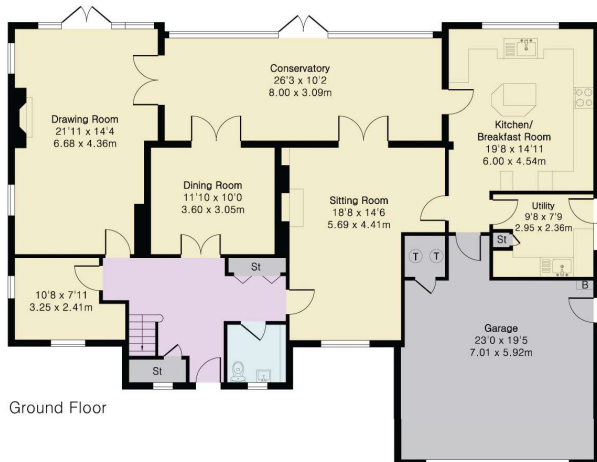
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band G





Garage/Outbuilding



Ground Floor

Approximate Gross Internal Area 4415 sq ft - 410 sq m

Ground Floor Area 2028 sq ft – 188 sq m

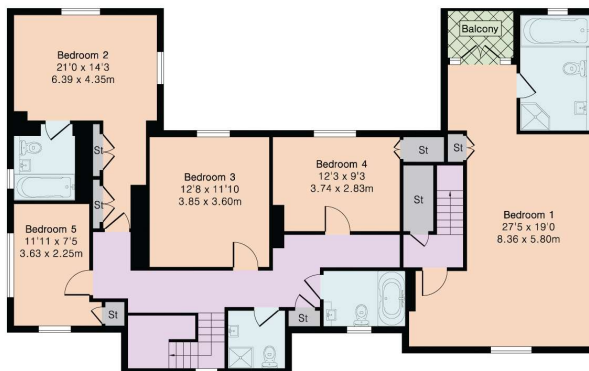
First Floor Area 1483 sq ft – 138 sq m

Second Floor Area 243 sq ft – 23 sq m

Garage/Outbuilding Area 661 sq ft – 61 sq m



Second Floor



First Floor



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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