



OLD RISBOROUGH ROAD, STOKE MANDEVILLE, HP22
£1,750 per month*

Carter Jonas

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

A 2 bedroom detached bungalow with
double garage.

- 2 Bedrooms
- Kitchen
- Utility
- Sitting Room/Dining Room
- Family Bathroom
- Gardens & Orchard
- Double Garage
- Workshop
- Garden Stores
- Off-street Parking

THE PROPERTY

Accommodation comprises - Entrance hall, utility room, kitchen, sitting room/dining room, family bathroom, cupboard and 2 bedrooms.

Externally the grounds extend to approx. 3 quarters of an acre with gardens and an orchard, double garage, workshop and garden stores. There is a large driveway with space to park several cars.

Pets considered. No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Heating. Flood Risk - Low.

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

Available unfurnished from Early August 2025 for an initial 12 month term.

EPC Rating D. Council Tax Band D (please see Aylesbury Vale Council Website for current cost)

At a rent of £1,750 per calendar month

Holding deposit of 1 week's rent £403

Security deposit of 5 weeks rent £2,019



ADDITIONAL INFORMATION

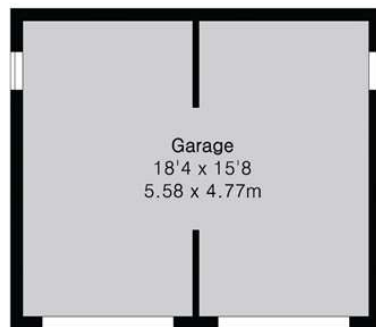
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Aylesbury Vale District Council - Council Tax Band D



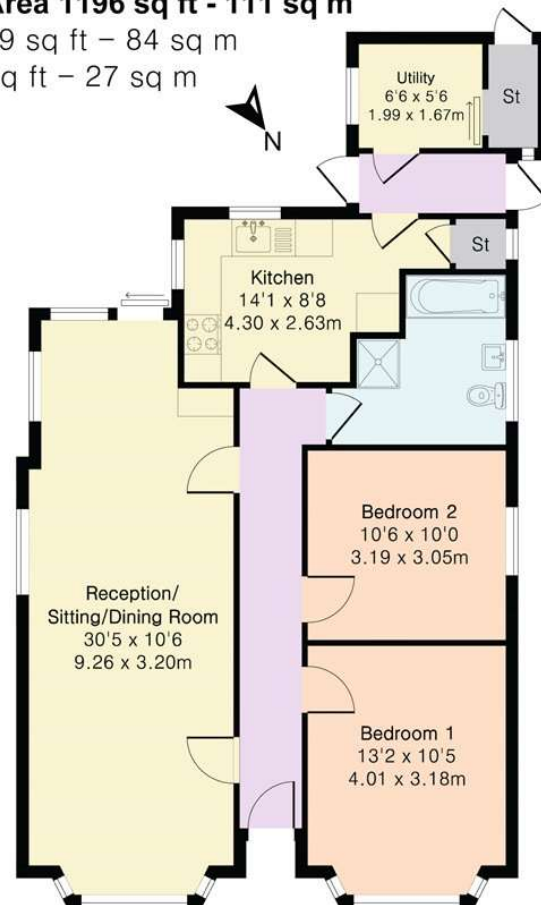
Approximate Gross Internal Area 1196 sq ft - 111 sq m

Ground Floor Area 909 sq ft – 84 sq m

Garage Area 287 sq ft – 27 sq m



Garage



Ground 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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