



**OLD RISBOROUGH ROAD, STOKE MANDEVILLE, HP22**  
£3,000 per month\*

**Carter Jonas**



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

A four bedroom detached property situated within the town of Stoke Mandeville.

- 4 Bedrooms (2 with en suites)
- Living Room
- Dining Room
- Study
- Kitchen
- Utility
- Cloakroom
- Family bathroom
- Garden
- Garage
- Off street parking

## THE PROPERTY

Accommodation comprises - Ground Floor: Entrance hallway, cloakroom, living room, dining room, study, kitchen & utility room. First Floor: Four bedrooms, two en suites and a family bathroom.

Externally - Externally there is a large driveway, single garage, large rear garden and three outbuildings

Available unfurnished from Late April 2025 for an initial 12 month tenancy.

EPC Rating C, Council Tax Band G - Please see Buckinghamshire Council for current costs.

Pets considered. No access to loft. Mains water, gas and electricity are connected to the property. Drainage is via Septic Tank. Flood Risk - Very Low.

At a rent of £3,000 per calendar month

Holding deposit = 1 weeks rent £692

Deposit = 5 weeks rent @ £2,400 pcm = £3,461



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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Buckinghamshire Council - Council Tax Band G
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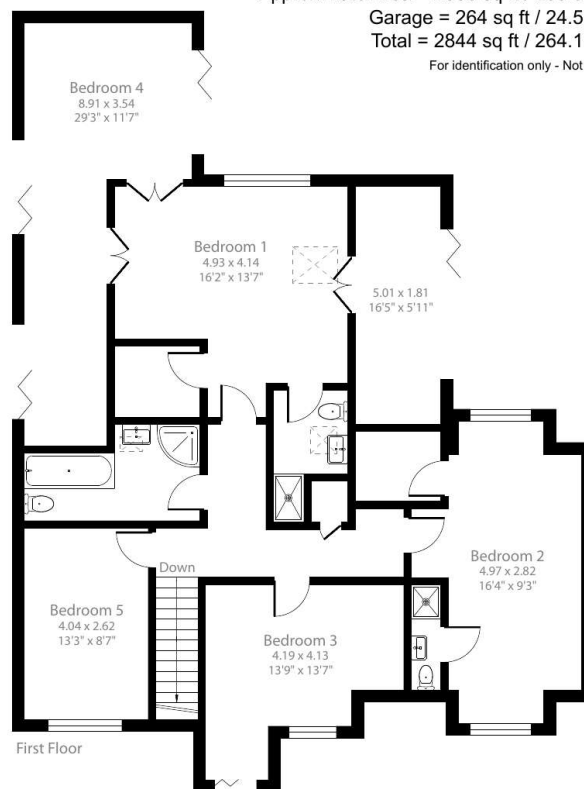
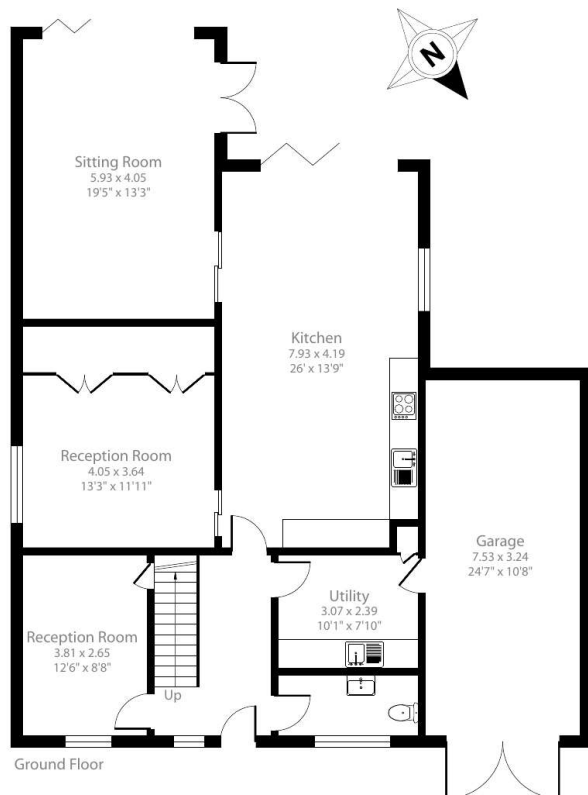
## Old Risborough Road, Stoke Mandeville, Aylesbury, HP22

Approximate Area = 2580 sq ft / 239.6 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 2844 sq ft / 264.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Carter Jonas. REF: 1270137

**T: 01865 511444**

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: [oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

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