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Stoke Hammond

OFFERS IN EXCESS OF £680,000



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Stoke Hammond

OFFERS IN EXCESS OF

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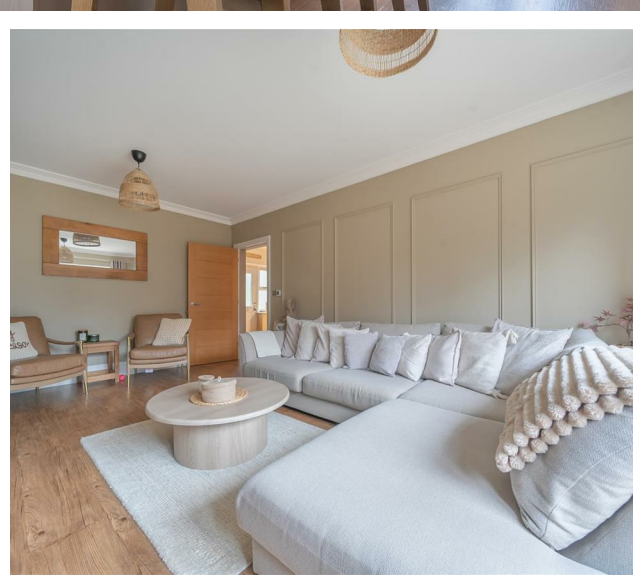
Positioned on a corner plot in this exclusive cul-de-sac location in the heart of Stoke Hammond and offered for sale in immaculate decorative order. A well planned four bedroom family home which boasts a large open plan kitchen/dining room with separate utility, two further reception rooms, 4 bedrooms and 3 bathrooms. Wrap around gardens, driveway and garage. Internal inspection is critical.







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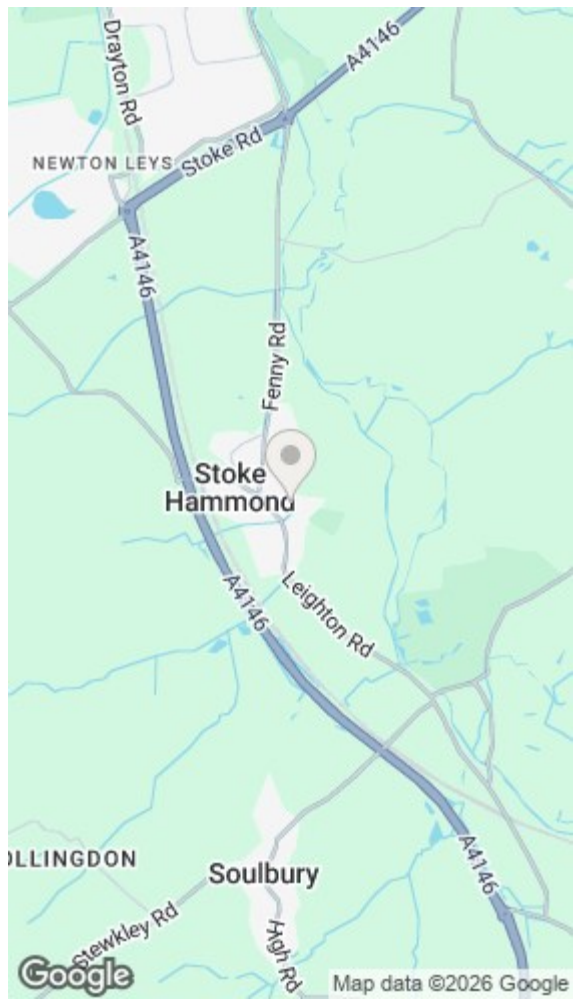
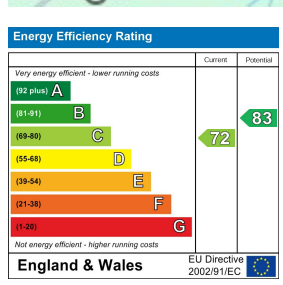
Meadow Brook, Stoke Hammond, MK17

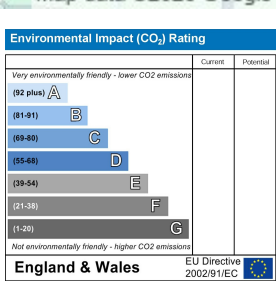
Approximate Area = 1622 sq ft / 150.6 sq m (excludes outbuilding)
Garage = 240 sq ft / 22.2 sq m
Total = 1862 sq ft / 172.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sterling Homes. REF: 1400922







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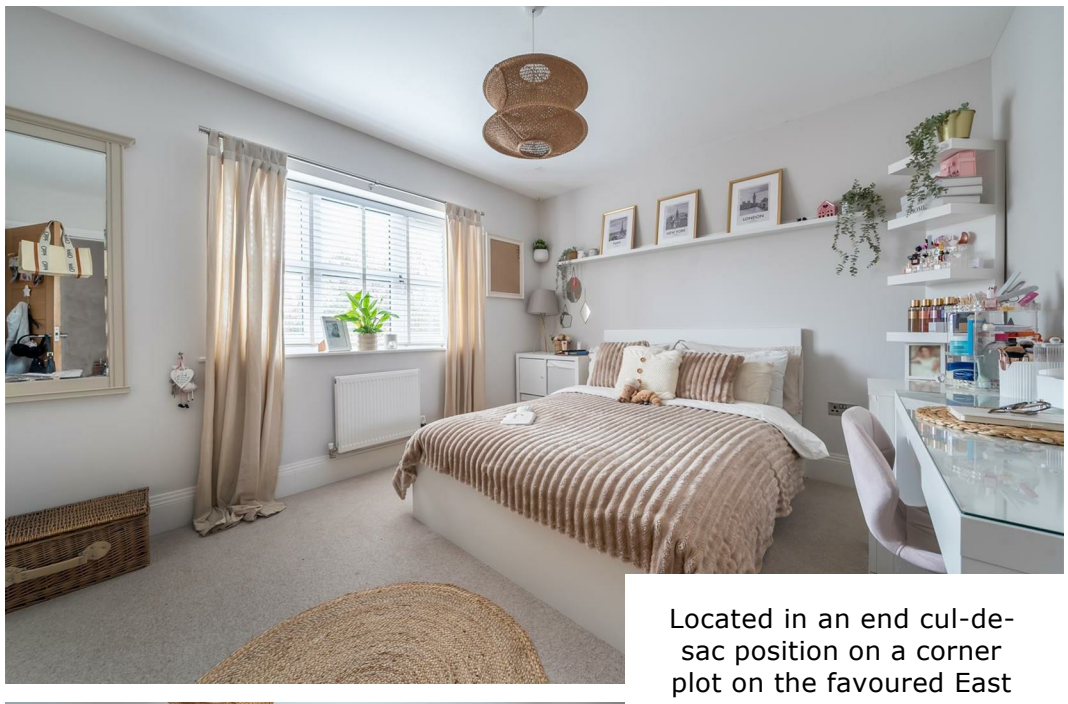

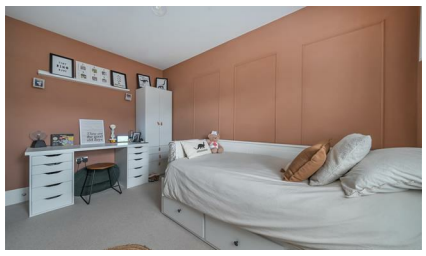



Located in an end cul-de-sac position on a corner plot on the favoured East side of the village and within catchment for the Grammar schools.





Ground Floor
The front door opens to a spacious entrance hall with stairs directly ahead of you rising to the first floor and a door opening to the ground floor cloakroom. To the right hand side a door opens to a family room which overlooks the front and could also work as a home office if required. A second door to the right opens to a good size principal reception room which has French doors opening to the gardens. Moving back to the entrance hall a door to the left opens to a stunning open plan kitchen/dining room which has windows to the front and French doors to the rear and a door opening to a useful utility which also leads directly to the rear garden. The kitchen has been comprehensively fitted with a range of base and eye level units with a range of integrated Neff appliances. A central island has a breakfast bar area and inset cooking hob.

First Floor
The first floor has doors opening to all four double bedrooms. The principal bedroom boasts a full ensuite bathroom with a shower over the bath and a walk in dressing room. The three remaining double bedrooms are well served by a family bathroom which boasts both a shower cubicle and a bath unit.

Outside
Boasting a wonderful corner plot the property has an extensive patio area directly to the rear of the house which leads to the formal gardens which are laid to artificial lawn for low maintenance. Fully enclosed by fencing there is a high specification timber framed and covered al fresco dining area to the side garden which is the perfect place to entertain family and friends in the summer months. To the front of the property is a driveway providing parking for two cars and leading to a single garage with metal up and over door.

The Location
The attractive village of Stoke Hammond is situated in the Aylesbury Vale district in north Buckinghamshire, approximately halfway between Milton Keynes and Leighton Buzzard. The Grand Union Canal passes close by on the eastern side of the village, featuring pleasant tow-path walks and only a short distance to the south, a picturesque, canal-side pub/restaurant. The village amenities include a convenience store, a pub, a Methodist chapel and the parish church of St. Luke. There is also a sports and social club which hosts a variety of events and sporting activities, including cricket, football, darts and pool. The Dolphin, an award-winning pub that serves as a popular social hub for the community in the centre of the village.

On Your Doorstep
For a wider range of facilities, the towns of Bletchley and Leighton Buzzard are only short drives away, both offering a variety of shops, supermarkets and cafés. There are 2 golf courses within easy reach and also Rushmere Country Park, with woodland walks, picnic area, visitors' centre and café. Milton Keynes is less than 10 miles away, with its famous shopping centre and a vast range of other facilities including a railway station, restaurants, theatre, cinemas, indoor ski centre and football stadium. There are a number of schools, both Primary and Secondary, within 5 miles of Stoke Hammond and the village is within the Aylesbury Grammar School catchment area.

Road & Rail Links
Stoke Hammond is within easy access of major roads, just a short distance from the A4146 and A5 and only a short drive from J13 of the M1 motorway. The nearest main-line railway stations are at Bletchley and Leighton Buzzard, both approximately 3 miles away, with regular trains to London Euston.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.







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