



Scholars Rise
Stokenchurch



bonners & babingtons

Scholars Rise Stokenchurch Buckinghamshire

Guide Price - £475,000

A modern family home constructed over three floors and presented in good order through out having been recently updated by the current owners.

The accommodation offered includes : on the ground floor. A fully fitted Kitchen including an instant hot water tap, induction hob, integrated fridge freezer, washing machine and tumble dryer, Living/Dining room, Conservatory and Cloakroom.

On the First Floor there are three bedrooms one with an en-suite, a Family Bathroom. The top floor has the Master Bedroom with an en-suite.

Outside the rear garden has been paved for entertaining part of which has been covered so alfresco dining can be enjoyed during those summer months even when the weather is a little inclement. The front is again paved with a seating area and a wrought iron gate set in railings which then opens into the garden. The property is situated on a private road opposite a large wooded green space.

This modern home is built to current high standards and enjoys a high energy rating. It also has gas to radiator central heating with underfloor heating on the ground floor with resin flooring, double glazing and the loft is fully boarded. It also benefits from two allocated car parking spaces.





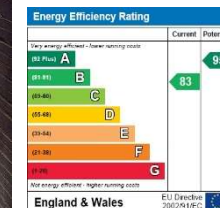
Stokenchurch

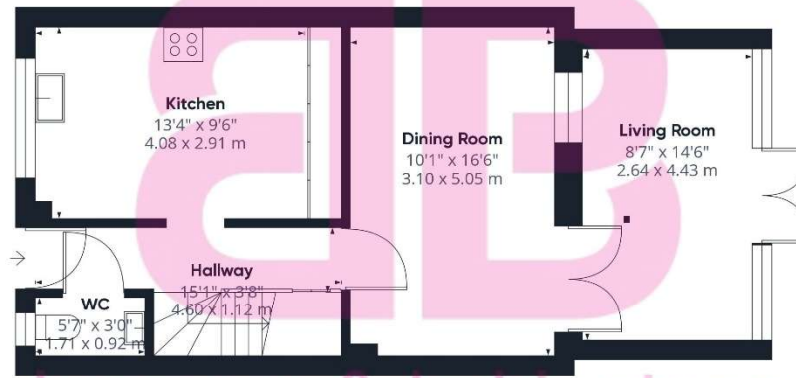
Stokenchurch is a pleasant Buckinghamshire Village which is situated in the heart of the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, a public house and Indian Restaurant. The property itself is in walking distance of an Ofsted outstanding local primary school.

There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.

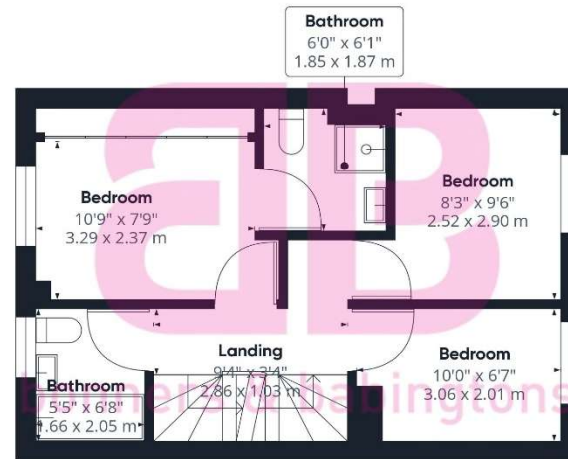
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax Band D
EPC Rating B

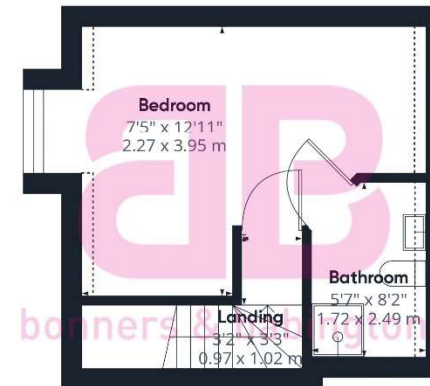




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1130.53 ft²
105.03 m²

Reduced headroom

13.24 ft²
1.23 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

1 Karenza, Wycombe Road,
Stokenchurch, HP14 3DA
01494 485560
www.bb-estateagents.co.uk

