



Marlow Road  
Stokenchurch



banhars & bashingtons

# Marlow Road Stokenchurch Buckinghamshire

Guide Price £625,000

Eventdyne is delightful home situated in this convenient Village with extremely well kept gardens. Originally a bungalow but over the years it has been extended both to the rear and into the loft to now offer three to four bedrooms, large kitchen/diner, extended living room and family bathroom. On the ground floor there is another reception room which was originally a bedroom. Outside there is ample car parking for several cars Long drive to Garage.

The current owner has lived in the property for many years and one of their great passions are the gardens, which are delightful the rear is west facing and extends to approximately 100 foot. It and has many flower and shrub beds, trees, lawn and an area for vegetables at the rear. The front has a long drive to a detached garage and has a large flower bed with numerous plants and shrubs.

This is an opportunity to buy a wonderful home set in large gardens convenient for Marlow, Oxford and the M40.





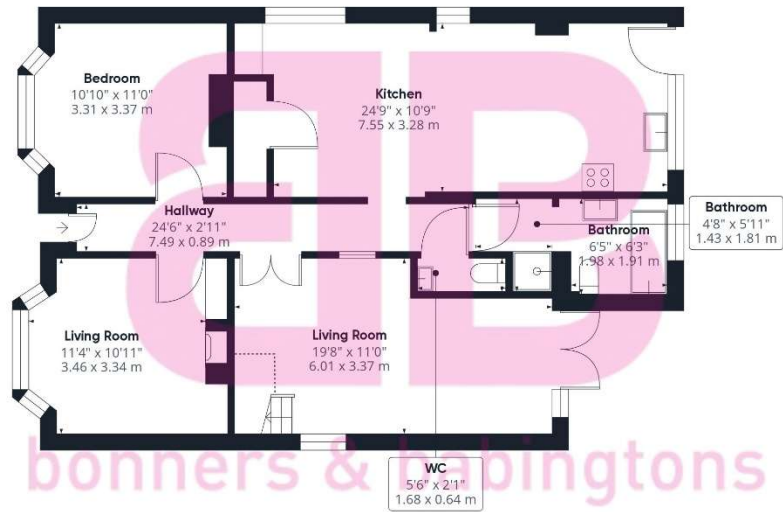
## Stokenchurch

Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, public house and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles away..

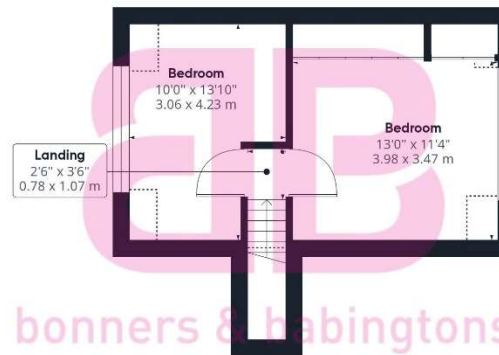
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



Council Tax Band – E  
EPC - E



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1182.85 ft<sup>2</sup>  
109.89 m<sup>2</sup>

Reduced headroom

46.61 ft<sup>2</sup>  
4.33 m<sup>2</sup>

(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.

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**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

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