



benners & babingtons

Horsleys Green
Stokenchurch

Horsleys Green Road, Horsleys Green, Buckinghamshire, HP14 3UX

Guide Price £650,000

An interesting and intriguing property situated in the heart of the Chiltern Hills in the small hamlet of Horsleys Green, backing onto fields and with wonderful countryside walks from its front door, yet within easy reach of all the major local towns and the M40 junction 5 at Stokenchurch is around 5 minutes drive.

The property has been in the same family for many years and has had some interesting extensions over this time but it now requires some careful thought and modernisation to convert it into a family home.

Originally a bungalow, however the loft has been converted allowing access for storage via a fixed staircase. Beyond the kitchen on the ground floor is a utility room and beyond this a two storey annex has been built. This annex comprises of a large living room, ground floor bathroom and a bedroom on the first floor accessed by a spiral stair case, beyond the bedroom is a small conservatory and with a roof terrace accessed by patio doors.

On the ground floor there is an entrance Hall, Living room, Dining room, Kitchen, Bathroom and three Bedrooms. Outside there are gardens to front and rear mainly laid to lawn. There is a small enclosed pond/patio area. The rear garden backs onto farm land. It has a sweeping drive allowing off street car parking for many vehicles and a garage.



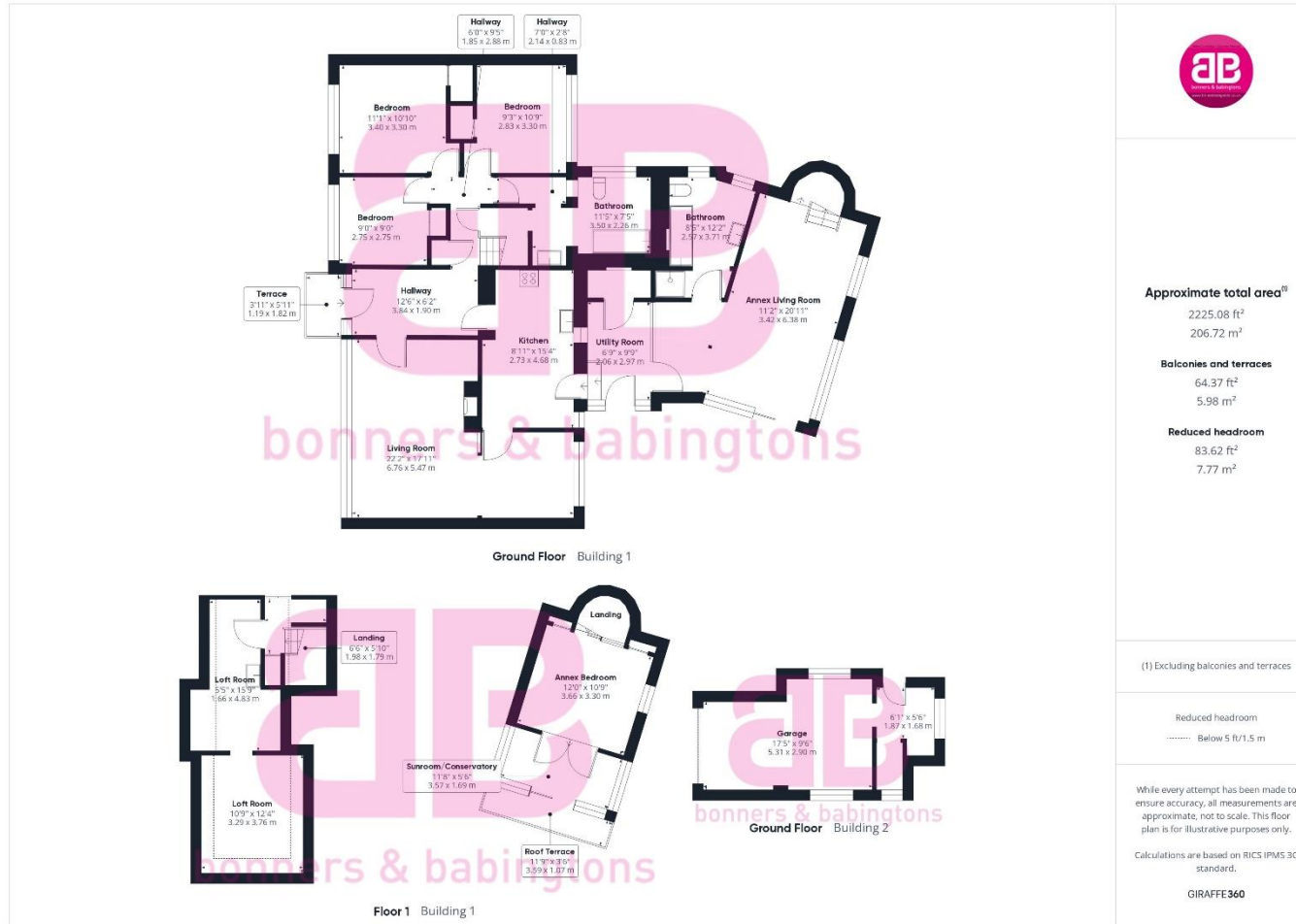


LOCATION

Horsleys Green is a small and popular hamlet surrounded by open countryside. Nearby Studley Green provides a garden centre, local cafe and community centre. Further amenities can be found in the neighbouring village of Stokenchurch which includes local shopping facilities, doctors surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located in High Wycombe.



Council Tax Band F
EPC - TBA



Approximate total area⁽¹⁾

2225.08 ft²
206.72 m²

Balconies and terraces

64.37 ft²
5.98 m²

Reduced headroom

83.62 ft²
7.77 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.

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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

1 Karenza, Wycombe Road,
Stokenchurch, HP14 3DA

01494 485560

www.bb-estateagents.co.uk

