



Water End Road  
Beacon's Bottom



bonners & babingtons



# Water End Road, Beacon`s Bottom, Buckinghamshire HP14 3XF

Guide Price £600,000

A rare opportunity to acquire this well presented and desirable 4/5 bedroom link detached property, boasting fabulous elevated views over the Buckinghamshire countryside, 2 bathrooms and a garage. The property is situated in a quiet location in the sought after village of Beacons Bottom.

The property consists of an entrance hallway, with space for shoes and coats, where all rooms lead from. The spacious living/dining room is open plan, making this both perfect for family living and entertaining. The living room also boasts a log burning stove, creating a cosy space during the winter months. The kitchen is semi open plan to the dining area and benefits from an integrated oven, hob and space for white good, with ample eye and waist level storage units.

Lower Ground Floor - there are 3 double bedrooms, one benefitting from fitted storage. The family bathroom is modern and has a bath with overhead shower and a heated towel rail. The utility room is spacious and has a door to the rear garden.

First Floor - There are two further bedrooms the second room is currently being used study, with plenty of eaves storage throughout.

## Outside

To the front of the property there are steps leading down to the house. There is a garage along with allocated parking for 2 vehicles and ample visitor parking available on road. The rear garden is bordered by shrubs and tall bushes, creating a private space. There is also a patio area, ideal for alfresco dining in the summer months.







Other notable features include a fully boarded loft, electric heating throughout, allocated parking.

#### Location

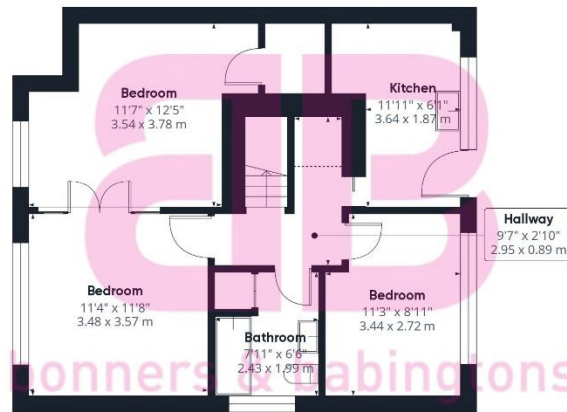
Set within the Chiltern Hills on the edge of the Stokenchurch plateau surrounded by beautiful countryside, the area offers an excellent network of footpaths and bridleways, and benefits from a highly sought after local primary school as well as catchment for John Hampden Grammar, the Royal Grammar School and Wycombe High School. Day to day shopping needs can be found at the nearby village of Stokenchurch along with a public library, bank, health centre and a number of village shops and restaurants. More specialised shopping can be found at the nearby towns of High Wycombe and Marlow. M40 access at junction 5 is within 3 miles distant, with central London (approximately 35 miles distance). Mainline station to London Marylebone is at High Wycombe (approximately 30 minutes fast train).

Council Tax Band F  
EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1634.4 ft<sup>2</sup>  
151.84 m<sup>2</sup>

**Reduced headroom**

104.4 ft<sup>2</sup>  
9.7 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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