



Lilacs

1811

Church Path  
Stokenchurch

ab

bonners & habingtons

# Church Path, Stokenchurch, Buckinghamshire, HP14 3TJ

## Offers In Excess Of £475,000

An immaculately presented and well maintained 3 bedroom period property uniquely situated overlooking the village common. This charming property dates back to the 1750's and offers a lovely village life with good local shops and amenities, well regarded school and excellent transport links.

The accommodation briefly comprises; entrance hallway, a cosy living room with feature gas fireplace, a dining room, a fitted kitchen with ample eye and waist level units, integrated dishwasher, washing machine, electric ovens, induction hob, microwave and a free standing fridge freezer, a modern shower room and large conservatory to the rear. The property also benefits from a cellar which is used for additional storage.

Upstairs there is a spacious landing leading to the 3 good sized bedrooms. the two front facing bedrooms benefit from built in wardrobes and lovely views over the village common, the rear bedroom also benefits from countryside views. The 'Jack & Jill' bathroom offers a large bath with shower and a bespoke dressing table.

Outside; to the front of the property, there is a pretty south facing garden overlooking the common, to the rear, the garden is laid mainly to paving bordered by shrubs and bushes creating the perfect 'low maintenance garden'.

Other notable features; Gas central heating, new combi boiler under warranty, stunning double glazed sash windows, on street parking.





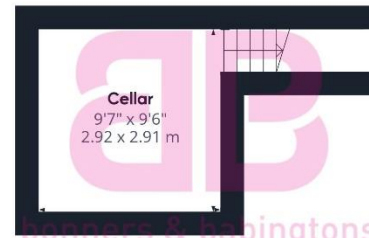
## Location

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, numerous pubs 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 distant.

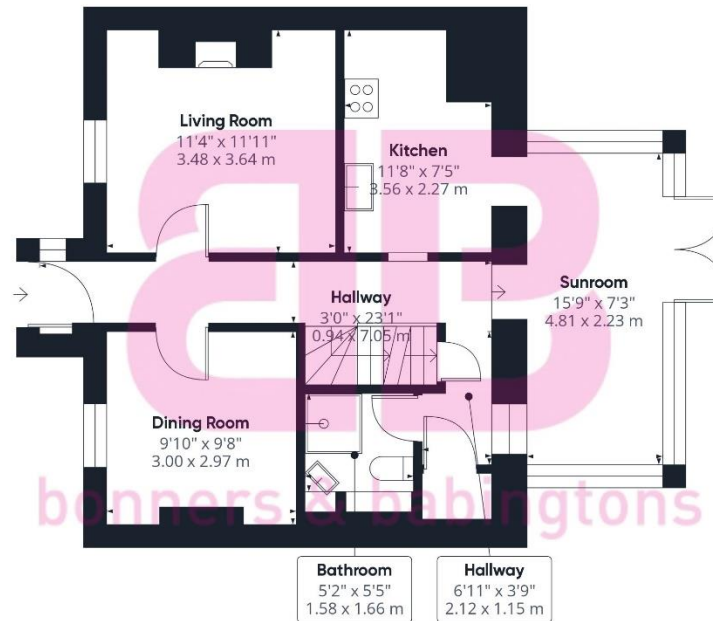
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

EPC – TBC  
Council Tax Band - E





Floor -1



Ground Floor



Floor 1

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

1133.88 ft<sup>2</sup>  
105.34 m<sup>2</sup>

**Reduced headroom**

2.44 ft<sup>2</sup>  
0.23 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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