



bonners & babingtons

Water End Road  
Water End



# Water End Road, Water End Buckinghamshire, HP14 3XQ

Guide Price - £575,000

A well maintained and deceptively spacious 3 bedroom detached bungalow with potential to extend up or out as other neighbouring properties have already done. Offering flexible living and a beautiful private garden with log cabin accommodation backing onto open countryside. Situated along a quiet country lane, where you may see more horses than cars. Local amenities in the nearby village of Stokenchurch. OFFERED CHAIN FREE.

The property consists of: entrance hallway with built in storage for coats and shoe, and access to the integral garage. From the hallway is the spacious semi open plan reception/diner with wood burning stove and where all rooms lead from.

The kitchen has ample eye and waist level storage, double ovens and a door to the side of the property. This room and the dining area could be reconfigured to create a fabulous dual aspect kitchen/diner if desired.

From the inner hallway there is a general storage cupboard and 3 double bedrooms with the master bedroom benefitting from built in wardrobes and a modern ensuite shower room with vanity unit and heated towel rail. There is also a modern family bathroom with bath and overhead shower, sink and vanity unit. From bedroom number 2 there are also French doors to the patio and garden.

## Outside

The beautiful enclosed south west facing garden is the real selling point, which is laid mainly to lawn with a sociable patio area, and mature trees such as apple, greengage and plum which backs onto open countryside. There is also a summer house and large general garden shed plus log cabin accommodation with two bedrooms, shower room and reception room, perfect for guests or





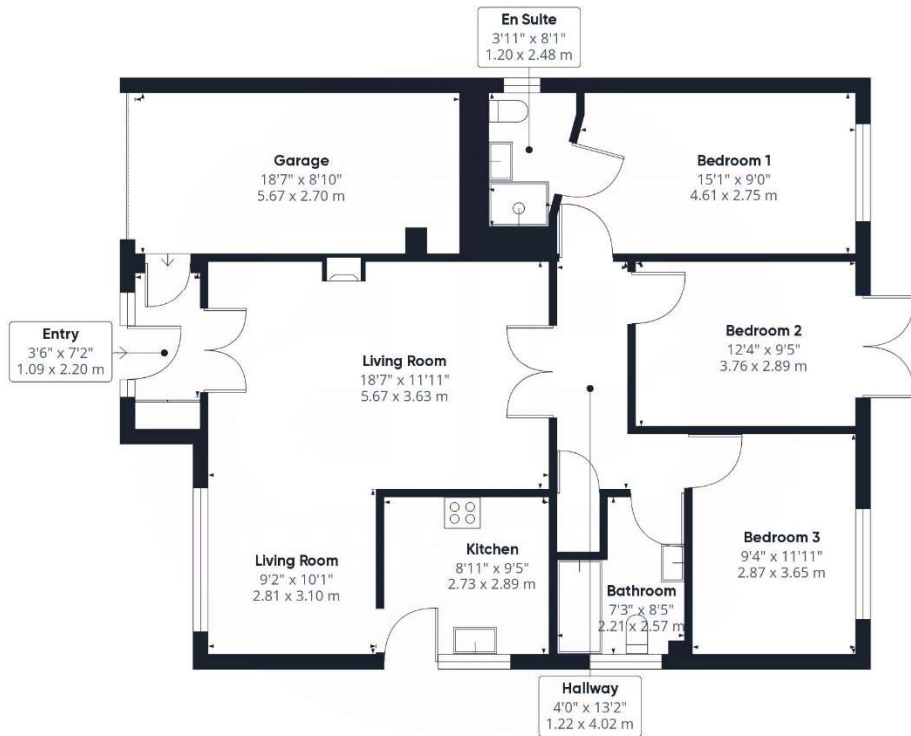


maybe a teenage den. The log cabin has power and electric heating. The property is accessed through a private gated driveway with parking for numerous cars with an integral garage with power and lights.

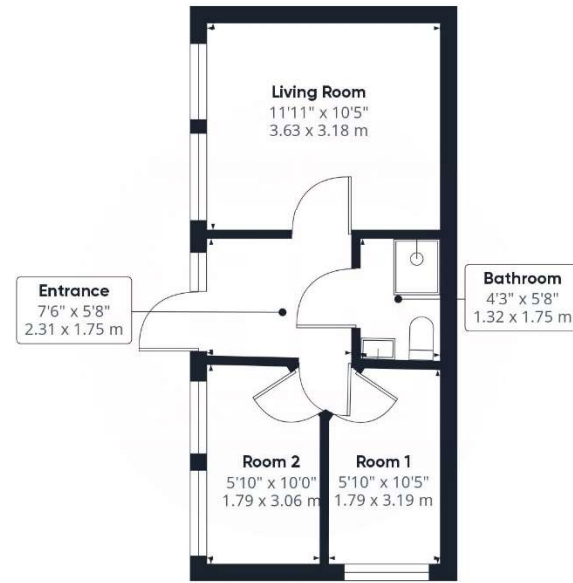
Other notable features include: oil central heating and double glazing.

**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, hotel 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 25 minutes fast train).

Council Tax Band E  
EPC D



Ground Floor Building 1



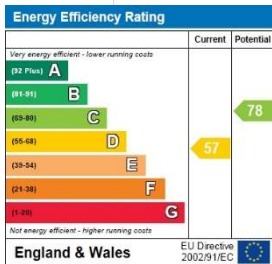
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1460.33 ft<sup>2</sup>  
136.5 m<sup>2</sup>

Excluding balconies and terraces

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

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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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