



# Chiltern Ridge, Stokenchurch, Buckinghamshire. HP14 3SZ

OIEO : £410,000

A linked detached three bedroom family home situated on the edge of the Village of Stokenchurch with great walks through the Chiltern Hills from its door step and excellent transport links.

The accommodation includes living room, dining room, kitchen, cloakroom and garage on the ground floor with three bedrooms and a family bathroom on the first floor. The property is electrically heated throughout and double glazed. There are pleasant gardens to front and rear. All mains services are connected except gas.

This lovely family home is presented in excellent condition through out having been looked after by the current owners who have been in residence for approximately the last 12 years. The property has been upgraded and redecorated over the years. The garage which can be accessed from the dining room has a utility area with plumbing for a washing machine and its roof void has had a floor constructed and now offers a large storage area.

Outside the rear garden is a sun trap and is mainly laid to lawn with a decked area allowing for alfresco dining on those warm summer nights. To the front there is a small garden and single garage with a drive allowing for car parking for one vehicle.

## 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 – To be confirmed

Council Tax Band - D



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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, Buckinghamshire, HP14  
3DA

01494 485560

www.bb-estateagents.co.uk

