



Bonners & Babingtons

Littlewood  
Stokencurch

# Littlewood, Stokenchurch, HP14 3TF

Price £475,000

BONNERS AND BABINGTONS ARE DELIGHTED TO OFFER this well presented 4 bedroom family home, offering spacious living accommodation, good sized bedrooms, sunny garden and a single garage. Situated at the end of a quiet cul de sac, in this popular village. Excellent transport links.

This property consists of; an entrance porch, with room for shoes and coats. The well proportioned living room is light and airy and benefits from a log burner, this leads through to the separate dining room. The kitchen is well equipped with space for white goods, ample eye and waist level storage units and a door leading to the conservatory. The conservatory is a great addition to the house as it creates that extra living space, ideal for family life. It has French doors out to the sunny rear garden and electric underfloor heating, ideal for the winter months.

Upstairs there are 4 bedrooms, 3 doubles and a further single bedroom, currently being used as a study. The family bathroom is modern and boasts a bath, walk in shower and heated towel rail.

## Outside -

There is a well maintained, private rear garden which is mainly laid to lawn with shrub borders and boasts a patio area, ideal for alfresco dining and entertaining. There is also rear access to the garden and the garage is in a block to the rear of the property. To the front of the property, there is driveway parking for several cars.





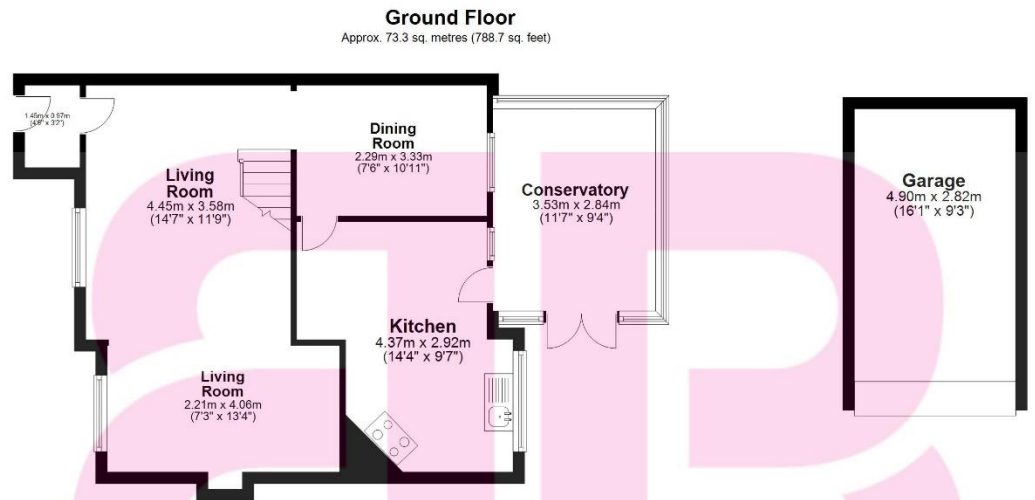
Other notable features - Gas central heating, double glazing and a single garage.

**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.

Council Tax Band – EPC - TBC





Total area: approx. 119.5 sq. metres (1286.6 sq. feet)  
This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

**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, Buckinghamshire, HP14  
3DA

**01494 485560**  
www.bb-estateagents.co.uk

