



**Cricket Ground**  
Stokenchurch

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bonners & babingtons



A fabulous four bedroom detached individual home, greatly improved by the current owners, three bathrooms, three reception rooms and a large south facing garden. The property is located overlooking the village cricket ground, in the heart of the popular village of Stokenchurch.

## Foxridge, Cricket Ground, Stokenchurch, High Wycombe, Buckinghamshire, HP14 3TY

Guide Price £875,000

High Wycombe 7.8 miles, Marlow 9 miles, Oxford 21.9 miles, Heathrow 28.6 miles, London 41 miles

- Four Bedroom Detached
- Overlooking The Local Cricket Ground
- Heart Of Stokenchurch Village
- Stunning Orangery
- South Facing Garden
- Ample Parking For Several Cars
- Log Burning Stove
- 3 Reception Rooms
- Sought After Village Location
- Internal Viewings Recommended



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## 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 stations are High Wycombe and Princes Risborough with links to London Marylebone and Birmingham.



## Description

A fabulous four bedroom detached individual home, greatly improved by the current owners, offering spacious and versatile living accommodation, three bathrooms, three reception rooms and a large south facing garden. The property is located overlooking the village cricket ground, in the heart of the popular village of Stokenchurch enjoying excellent transport links.

## Ground Floor

The living room is spacious with a log-burning stove which adjoins with the snug, both ideal for gathering as a family at the end of a day. In addition, there is another reception room which is dual aspect with doors to the sunny rear garden creating a light and airy space. The modern kitchen/breakfast room is beautifully appointed with ample eye and waist level storage, a range master cooker and integrated dishwasher, all wrapping around a generously sized island with several cupboards below. The kitchen opens to the Orangery with a pitched glass roof and boasts underfloor heating with doors to the rear. A generous utility room with space for white goods and downstairs toilet.

## First Floor

On the first floor there are 4 good sized bedrooms, 3 bedrooms boasting views over the local cricket ground. There is a generous family bathroom including a bath, overhead shower and heated towel rail. There is a further shower room with walk in shower.

## Outside

The landscaped rear garden is a real feature of the property offering an excellent degree of privacy. The patio area is the perfect spot for outside dining in the warm summer months. Nestling in the far corner are two garden stores which could have a multitude of uses, one boasting electric power. There is ample parking to the rear of the property accessed to the right hand side of the property.





### Tenure

Freehold

### EPC Rating

E

### Local Authority

Buckinghamshire Council – Band G

### Post Code

HP14 3TY

### Viewing

Strictly by appointment with Bonners & Babingtons

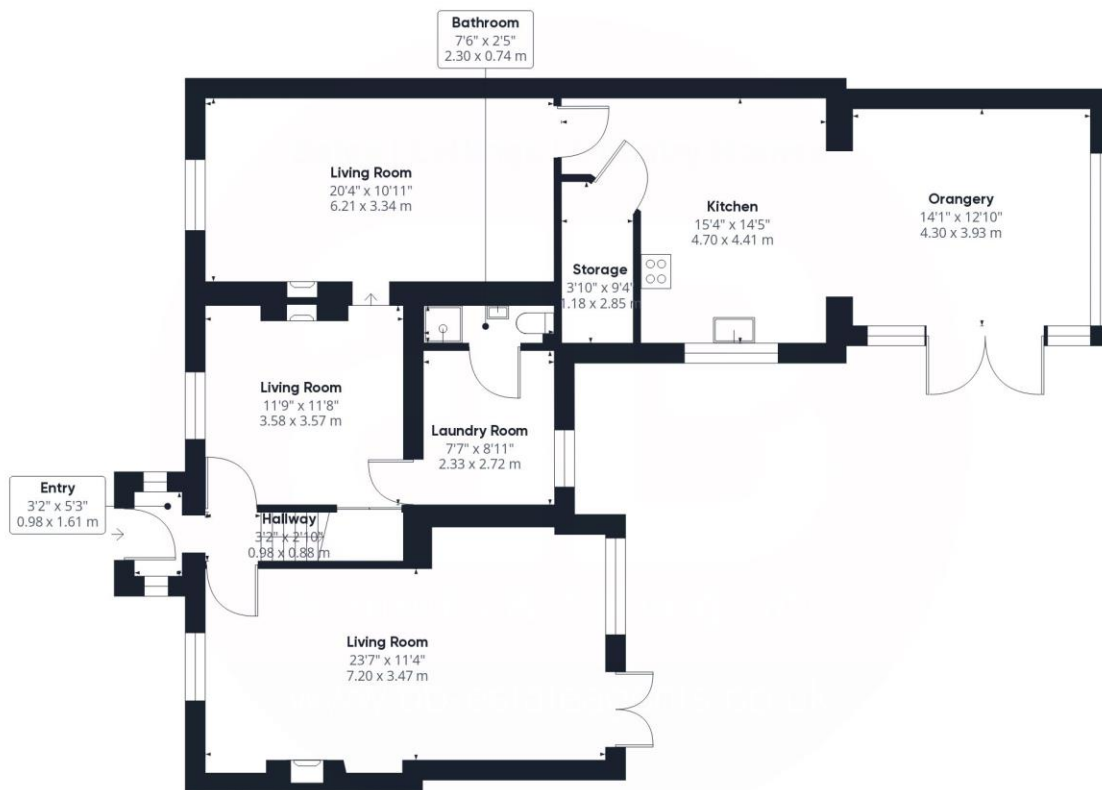
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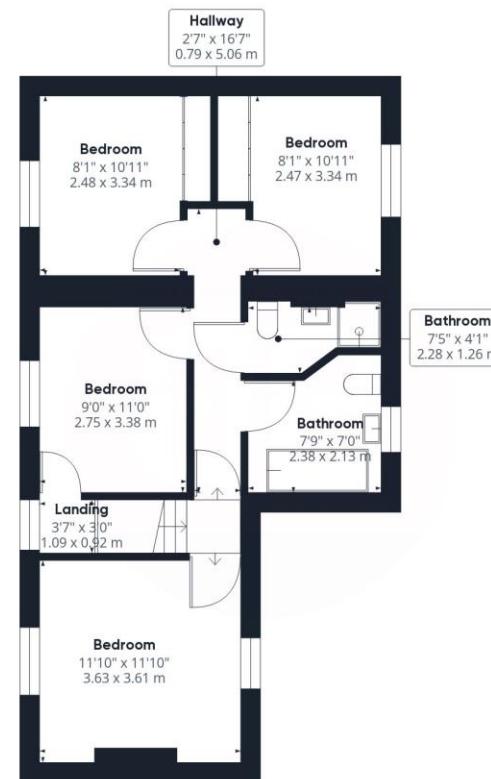
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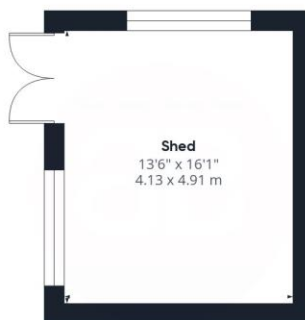




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2049.57 ft<sup>2</sup>

190.41 m<sup>2</sup>

(1) 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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