



Old Dashwood Hill
Studley Green



bonners & habingtons

Old Dashwood Hill, Studley Green, Buckinghamshire, HP14 3XD

Price : £675,000

A SPACIOUS 3 double bedroom semi detached home, boasting a LARGE SOUTHWEST FACING REAR GARDEN and a garage. The property has been extended and renovated to create a fabulous family home. The property also offers a large driveway for multiple vehicles and POTENTIAL FOR EXTENSION STPP.

The ground floor accommodation comprises; a lounge with a feature fireplace creating a cosy spot during in the winter months, a spacious dining room flowing through to the modern kitchen with ample eye and waist level storage units and built in appliances such as double oven, induction hob and dishwasher.

The conservatory is a fantastic addition to this family home, it is ideal for a games room or office. In addition, there is a utility room with space for white good, toilet and walk in shower.

Upstairs there are 3 double bedrooms, a principle bedroom with fitted wardrobes and large bay window, 2 further double bedrooms and a modern family bathroom with bath, overhead shower and heated towel rail.

Outside

The rear garden is a real feature of the property, south west facing, the garden offers an excellent degree of privacy and is laid mainly to lawn with borders of shrubs. The large patio area is the perfect spot for outside Alfresco dining in the warm summer months. There are 3 sheds, one benefitting from electric, a wood store & a double garage with an up and over door. To the front of the property there is a large gated driveway for several vehicles.





Other notable features include oil central heating.

Location

The property is well placed for access to nearby walks in open countryside and beech woodlands and playing fields. There is also a popular Infants School within the village of Studley Green and the nearby village of Stokenchurch has shops for day-to-day use, doctor's surgery, post office, library, Primary School, whilst more extensive facilities can be found in High Wycombe, approximately 5.5 miles distant. There is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



Council Tax Band E
EPC – E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(22 Plus) A			
(81-91) B			
(69-80) C			76
(56-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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