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Chiltern Ridge  
Stokenchurch



bonners & babingtons



# Chiltern Ridge, Stokenchurch, Buckinghamshire, HP14 3SZ

Guide Price : £495,000

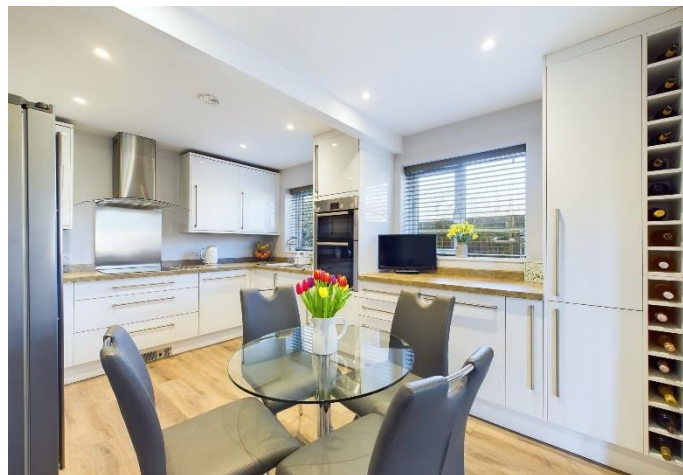
An immaculately presented and extended 3 double bedroom link-detached family home, situated in a quiet cul-de-sac with stunning views to the rear. Close to local shops and amenities. Excellent transport links.

The property consists of an entrance hall with space for shoes and coats, the downstairs toilet is conveniently located on the right. There is a good sized living room boasting a storage cupboard under the stairs. The modern extended kitchen/diner is incredibly impressive and is the real heart of the home. The stylish kitchen has ample storage and built in appliances including a dishwasher, double oven, induction hob and washing machine. The dining area benefits from French doors opening out onto the sunny rear garden.

On the first floor there are 3 good size bedrooms, one benefitting from a fitted storage cupboard, another benefitting from stunning views over the Wormsley Estate. There is modern family bathroom with a bath with overhead shower, vanity storage sink and heated towel rail.

## Outside

There is a wrap around rear garden which follows around the right hand side of the property, it is mainly laid to artificial turf but boasts many shrubs. The garden has a large patio area too, ideal for alfresco dining in the warm summer months. To the front of the property, there is driveway parking and a single garage benefitting from access via the front and rear, loft storage and a up and over door.





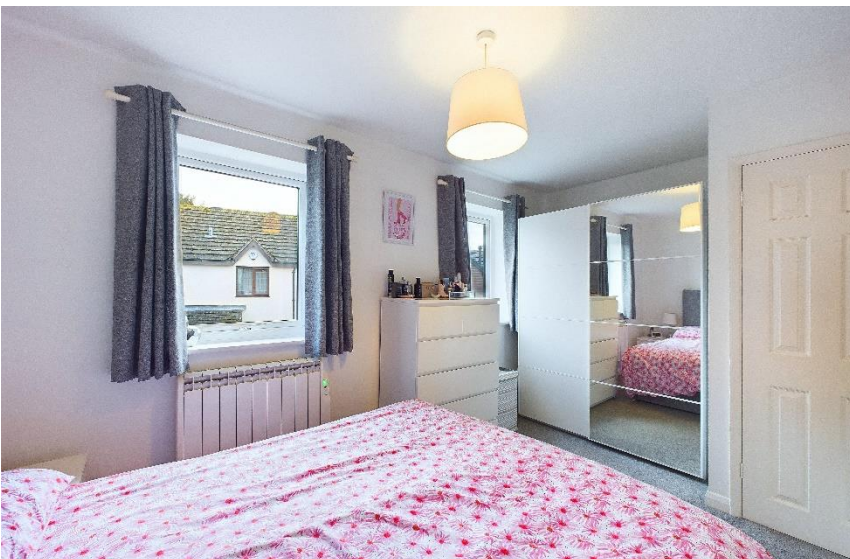


Other notable features include: Double Glazed Windows & Doors, Electric Heating & EV Charging Point.

**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.

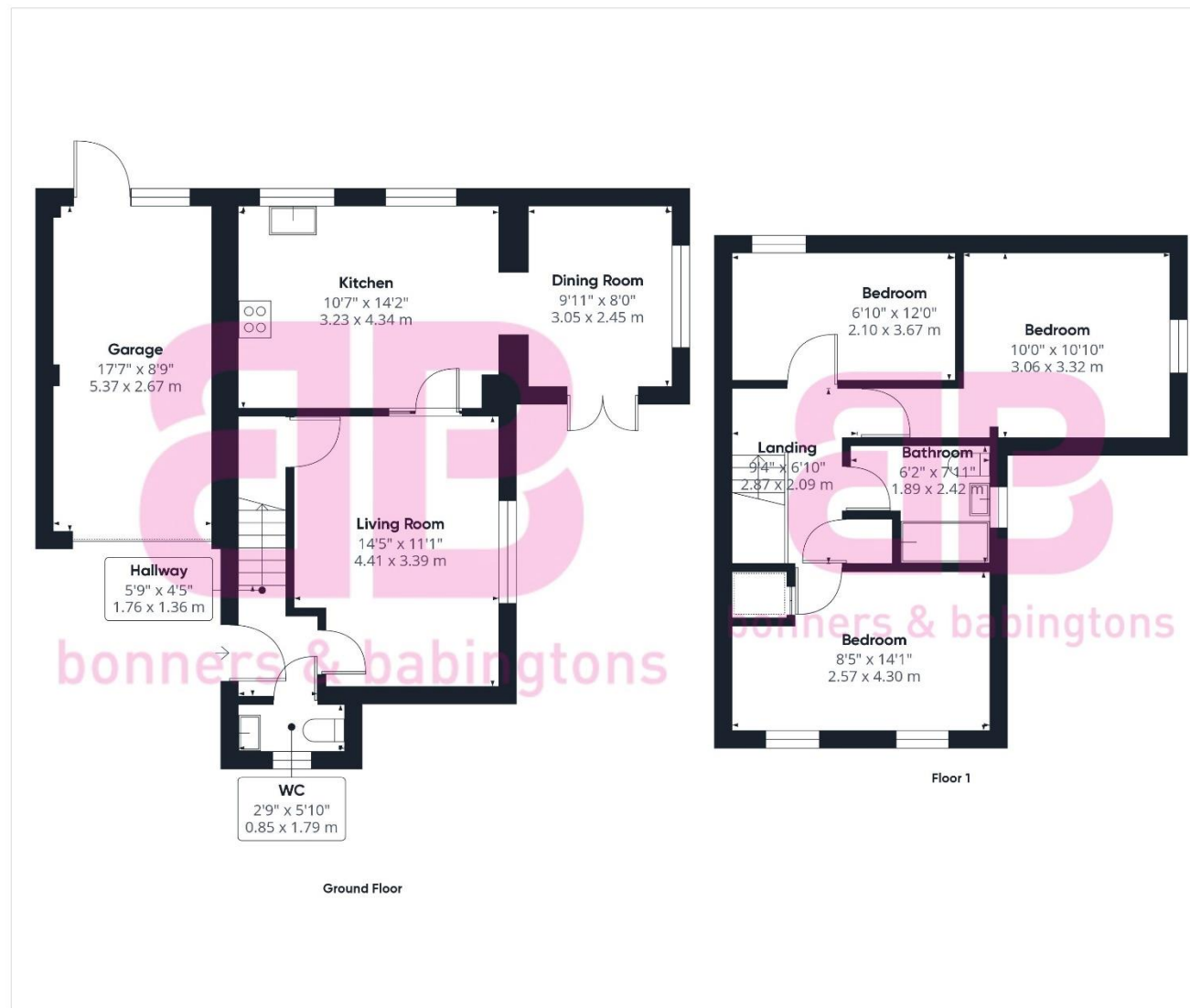
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax Band D  
 EPC - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(41-54)	E	47	
(21-40)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
1022.89 ft<sup>2</sup>  
95.03 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.

Calculations are based on RICS IPMS 3C standard.

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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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