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bonners & babingtons

Chiltern Ridge  
Stokenchurch

# Chiltern Ridge, Stokenchurch, Buckinghamshire, HP14 3SZ

Guide Price £575,000

Bonnars and Babingtons are proud to present this four bedroom, two reception room family home. Situated on the outskirts of Stokenchurch village close to local shops and amenities. Excellent transport links.

The property consists of; An entrance porch ideal for storing shoes and coats with access to the single garage. There is a large entrance hall which all rooms lead from, a downstairs toilet to the left. The kitchen/diner is modern and well equipped with built in appliances, including a double oven, induction hob and dishwasher, providing additional ample eye and waist level storage units flowing through to a separate utility room boasting a built in fridge freezer and space for white goods. The spacious living room is the real heart of the home with a feature gas fireplace, following through to a large conservatory with French doors into the sunny rear garden.

Upstairs there are four good size bedrooms, one of which boast a ensuite, there is also a recently fitted family bathroom with a double walk in shower, heated towel rail and vanity sink.

## Outside

There is a well maintained, south west facing, private rear garden which is mainly laid to lawn boasting a large patio area, ideal for entertaining in the summer months. to the front of the property, there is a large driveway for parking up to 4 cars and a single garage.

Other notable features include : Electric heating throughout, Recently refitted bathroom, Conservatory roof re-installed recently.





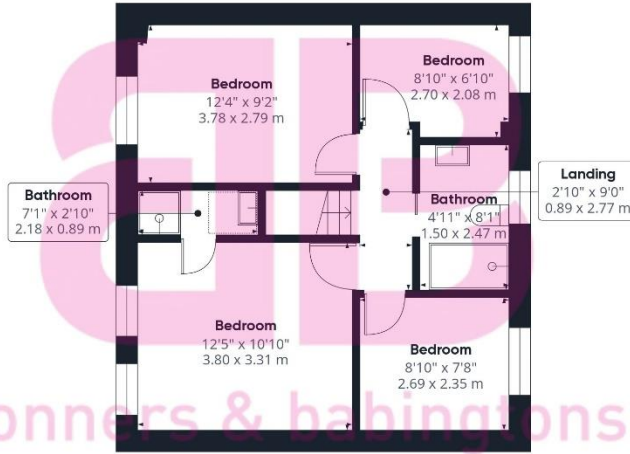
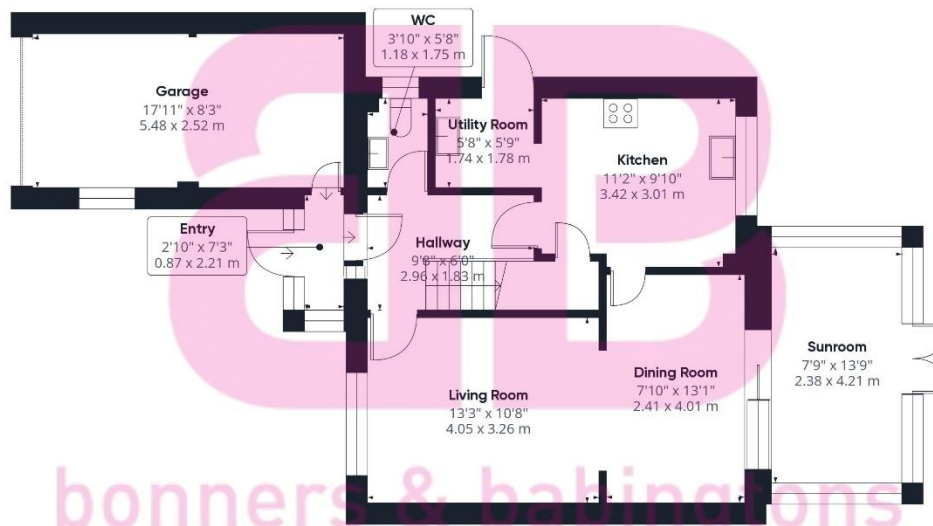
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range 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 – E  
Council Tax Band – E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(41-54)	E	41	
(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>**  
 1236.57 ft<sup>2</sup>  
 114.88 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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