



SPRINGFIELD  
HOUSE

Wycombe Road  
Stokenchurch



banners & babingtons

# Wycombe Road, Stokenchurch, Buckinghamshire, HP14 3RG

**Guide Price - £600,000**

Bonnars & Babingtons are proud to present this double fronted, 1920's, three bedroom, detached family home, offering spacious and versatile living accommodation, two bathrooms, three reception rooms and a large driveway for ample cars. The property is located in the heart of the popular village of Stokenchurch enjoying excellent transport links.

## Ground Floor

The ground floor accommodation comprises; a lounge with original feature fireplace creating a cosy spot during in the winter months, a spacious dining room, a large kitchen/diner with ample eye and waist level storage units and space for white goods, flowing through to the conservatory, ideal for a games room or office. There is a utility room with downstairs toilet.

## First Floor

On the first floor there are 3 double bedrooms, the principle bedroom boasts fitted storage and an ensuite with a walk in shower and heated towel rail. There is a additional family bathroom including a bath, walk in shower and heated towel rail.

## Outside

There is a well maintained, private rear garden which is mainly laid to lawn boasting a patio area, ideal for entertaining in the summer months, a summer house with electrics throughout. To the front, there is a large driveway with ample parking.

**Other Notable Features** – loft if partially boarded with a pull down ladder.





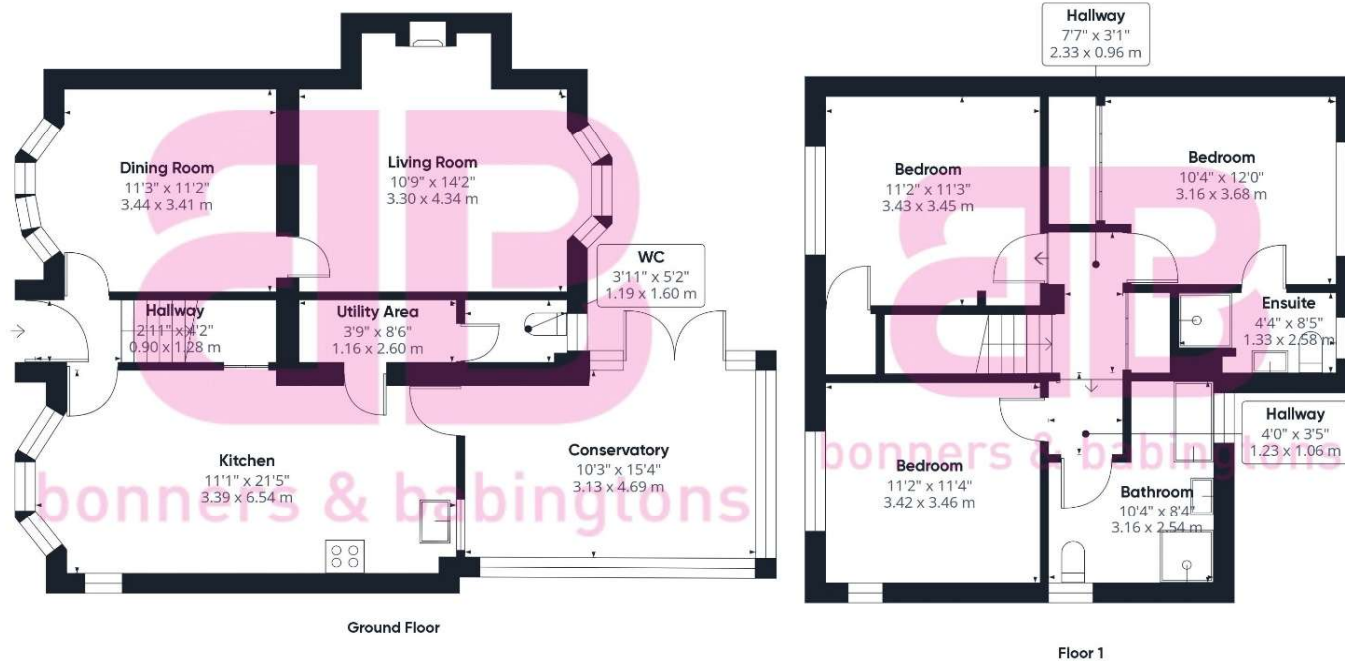
## Location

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.



**Council Tax Band – E**  
**EPC – Rating D**



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

1355.17 ft<sup>2</sup>  
125.9 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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