



honners & babingtons

The Coppice  
Stokenchurch

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Stokenchurch  
High Wycombe  
Buckinghamshire

HP14 3SU

Guide Price £250,000

An immaculately presented and modern 2 bedroom first floor apartment located close to the centre of Stokenchurch, within a short walk to the local primary school, shops & amenities. The property also provides allocated parking and a communal garden.

The property consists of: an entrance hallway where all rooms lead from, there is also a handy storage cupboard. The spacious living / dining room is light and airy and overlooks the communal garden. The kitchen is modern and provides a gas hob, ample eye and waist level storage and space for white goods. The master bedroom is spacious and offers space for wardrobes. The 2nd bedroom is a single room ideal for a kids bedroom or office space. There is also a family bathroom.

Outside

There is a communal garden at the rear of the property, which is south west facing and is bordered by bushes. There is also allocated parking with ample visitor parking available. The property is situated down a private road, purely for residents and visitors.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

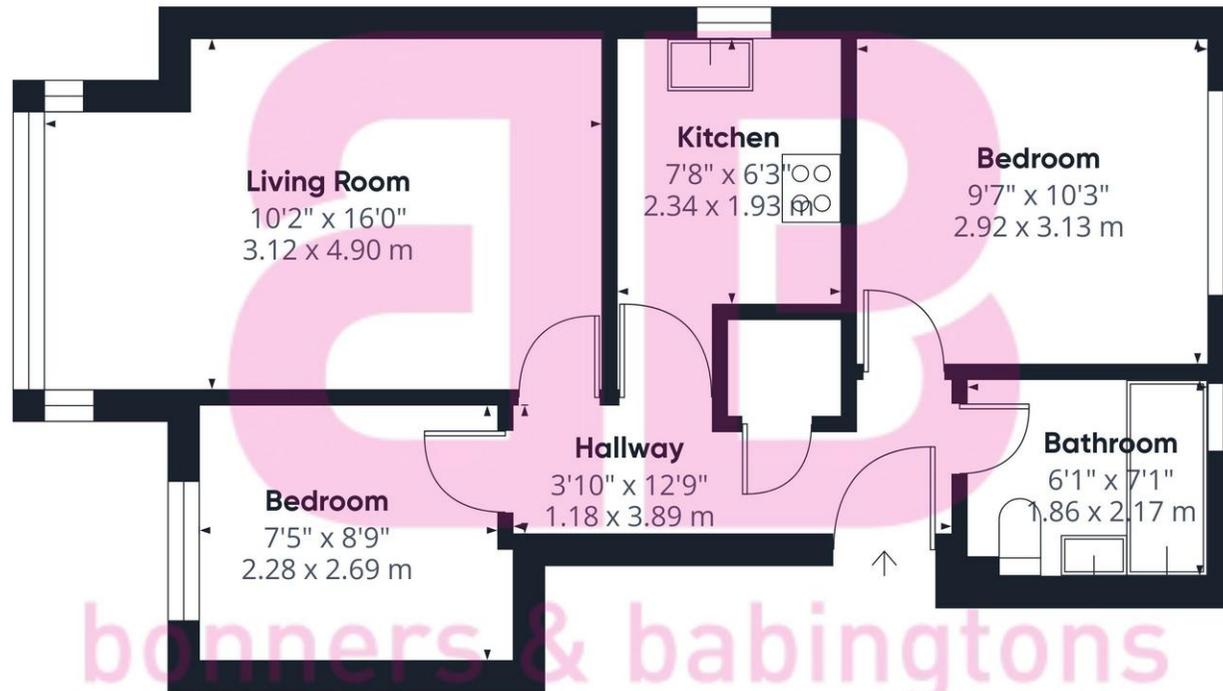
**Location**  
 Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more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

Other notable features includes gas central heating, double glazing throughout, long lease length of 154 years

Tenure: Leasehold  
 Service Charge - £650 PA  
 Ground Rent - £180 PA  
 Council Tax Band: C





Approximate total area<sup>(1)</sup>  
490.42 ft<sup>2</sup>  
45.56 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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