



bonners & babingtons

Butterly Road  
Stokenchurch



# Butterly Road Stokenchurch Buckinghamshire

HP14 3SG

Guide Price £575,000

An immaculately presented and extended 3 bedroom semi detached property, located on a desirable road. The property has been extended and renovated to create a fabulous family home. The property boasts stunning views across the Chiltern Hills.

The property consists of a spacious entrance hallway, which provides room for shoes and coats. The living room is dual aspect and benefits from a open fire place, creating a cozy place to relax in the winter months. The stylish kitchen has a wonderful breakfast bar, built in appliances including fridge freezer, oven and ample waist and eye level storage cupboards. Finally, there is a modern downstairs toilet.

Upstairs there are 3 good sized bedrooms. The light and airy master bedroom benefits from fitted storage and stunning views across the local Polo fields. There is also a family bathroom, with bath, overhead shower and heated towel rail.

## Outside

The sunny rear garden is boarded by shrubs and bushes and provides a patio area, ideal for alfresco dining in the warm summer months. In addition, there is a summer house to the rear of the garden, ideal for watching the polo competitions! To the front of the property there is a large driveway for several vehicles with an area of lawn.

Other notable features include gas central heating, and a part boarded loft.







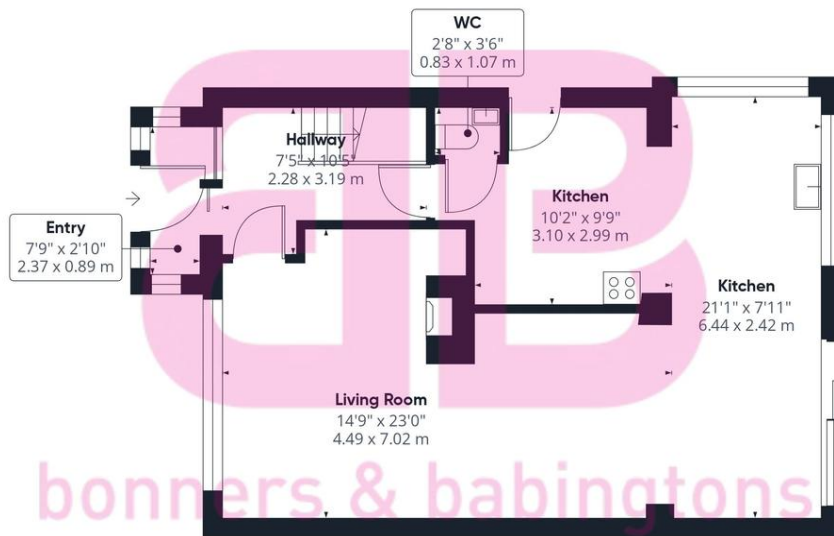
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range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

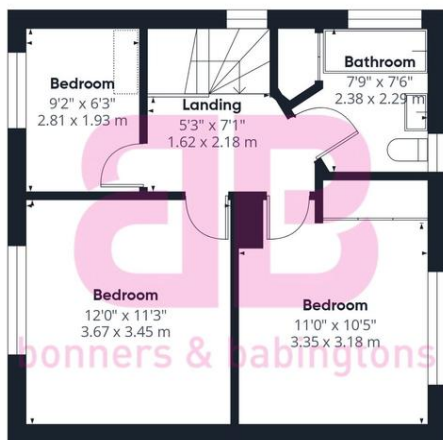


Tenure: Freehold

Council Tax Band: D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>®</sup>  
1220 ft<sup>2</sup>  
113.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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