



bonners & babingtons

Wycombe Road
Stokenchurch

Wycombe Road, Stokenchurch, Buckinghamshire, HP14 3RR

Guide Price £585,000

A well-proportioned and well-presented detached family home situated in a private close in the popular village of Stokenchurch enjoying excellent transport links. Sold with No Onward Chain.

The accommodation briefly comprises on the ground floor; a large entrance hall, bright spacious open plan kitchen/diner which benefits from integrated appliances and ample storage. The well-proportioned living room flows through to the conservatory, which is a great addition to the property as it creates that extra living space, ideal for family life and has a door opening out onto the sunny rear garden. In addition, there is a separate utility room and downstairs cloakroom.

Upstairs: There are 4 good size bedrooms, 3 of which benefit from fitted storage, and a modern family bathroom offering a bath, overhead shower and a heated towel rail.

Outside, the rear garden is south facing and is mainly laid to lawn with a large workshop to the rear and a small patio area to enjoy alfresco dining in the warm summer months. To the front of the property, there is driveway parking for multiple vehicles and a large front lawn with stunning Willow tree, which could be amended to create more parking if required.





Stokenchurch is a 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, and 2 pubs. 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.

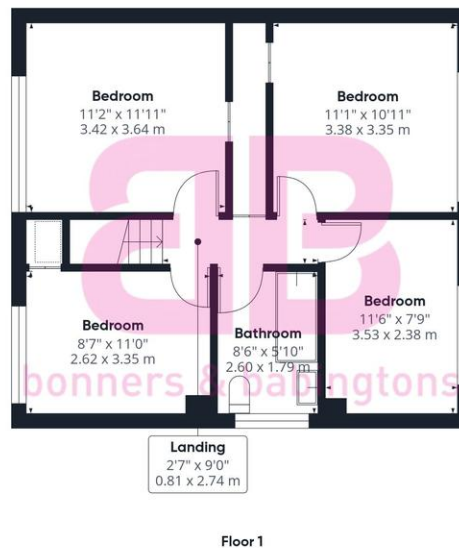
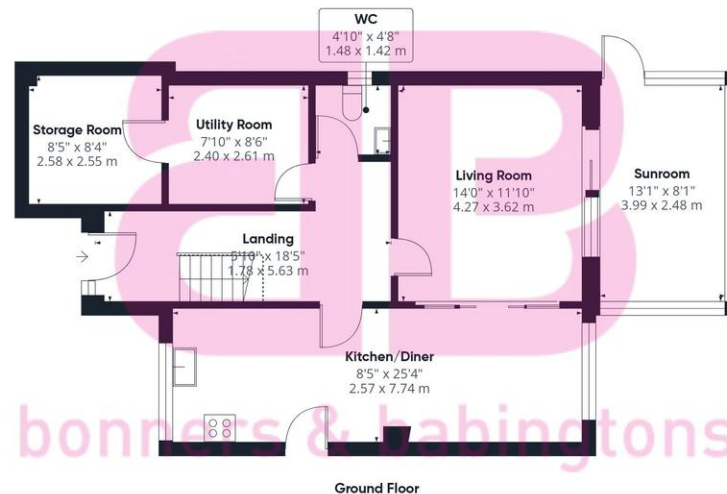
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London, Marylebone and Birmingham.



Tenure: Freehold
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(40-54)	E		
(21-39)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(20-29)	A		
(10-19)	B		
(0-9)	C		
(20-29)	D		
(10-19)	E		
(0-9)	F		
(20-29)	G		
Not environmentally friendly - higher CO ₂ emissions			
		67	79



Approximate total area⁽¹⁾

1331 ft²
123.5 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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