



LOVELL HALL

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bonners & habingtons

Scholars Rise  
Stokenchurch

# Scholars Rise

## Stokenchurch

### Buckinghamshire

#### HP14 3FL

Guide Price £475,000

A modern family home constructed over three floors and presented in good order throughout with additional log cabin with solar panels.

The accommodation briefly comprises : entrance hallway with WC, a modern kitchen / dining room with ample waist and eye level storage units and space for white goods, a cosy living room with feature media wall and electric fireplace.

To the first floor, there are three good sized bedrooms, 2 with fitted storage and 1 benefit from an en-suite, there is also a main family bathroom with bath, overhead shower and vanity sink unit. To the second floor the loft has been converted to create two further bedrooms with eaves storage.

Outside : the rear garden is low maintenance, mainly laid to lawn with a small patio area, there is a large log cabin to the rear of the garden which is currently used as a 'man cave' including hot tub, surround speakers, outdoor heaters. The property is situated on a private road, with two allocated parking spaces.

Other notable features: Solar panels & batteries, EV Charging Port, Eaves Storage. 988 year lease - FREEHOLD CAN BE BROUGHT ON COMPLETION.





## Stokenchurch

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, a public house and Indian Restaurant. The property is in walking distance of an Ofsted outstanding local primary school. 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: Leasehold

Council Tax Band: D



**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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