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honnors & babingtons

Bowling Green  
Stokenchurch



# Bowling Green Stokenchurch Buckinghamshire HP14 3TL

Guide Price £595,000

Built, we believe, in 1620 a detached brick and flint period cottage offering a wealth of period features and generous garden offered to the market with no onward chain. Well maintained having been the subject of considerable recent works by the current owners the property is conveniently situated on an unmade no through road within walking distance of all local amenities, shops and the village primary school.

The accommodation comprises: an entrance porch, large living room with original feature fireplace and log burning stove, dining room with Rayburn providing domestic hot water and central heating, kitchen with ample storage and appliances. There is a glazed lean-to, used as a utility with space for white goods.

Upstairs there is a spacious landing leading to the 3 good sized bedrooms. The two front facing bedrooms benefit from lovely views over the village common, the rear bedroom also benefits from countryside views. The bathroom offers a large bath with shower and vanity sink.

## Outside

The garden is a real feature of the property, offering an excellent degree of privacy throughout. The garden is mainly laid to lawn with a small patio area creating the ideal space for a BBQ in the summer months. There is a versatile detached out building to the rear of the garden, perfect for storage or indulging in hobbies.







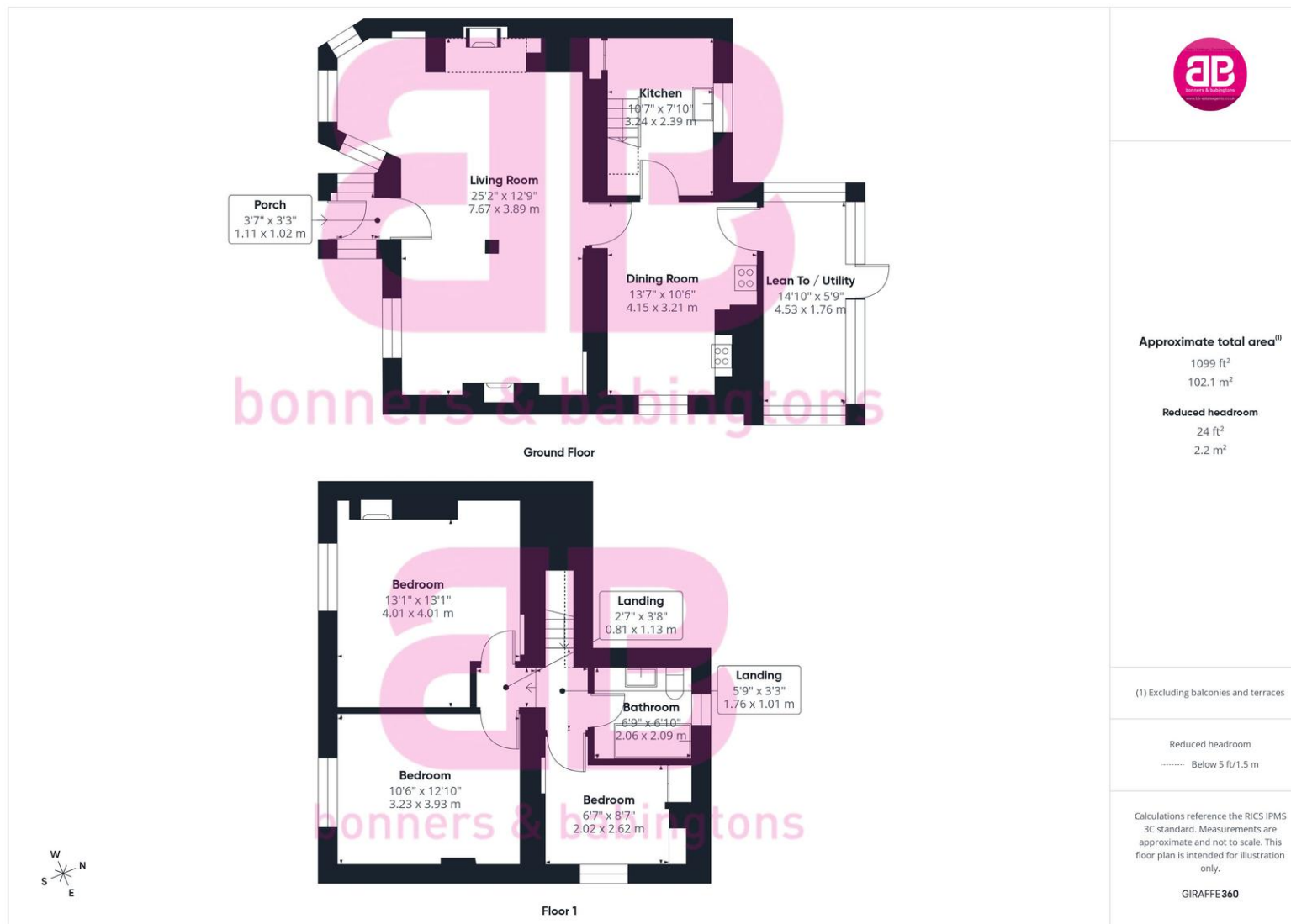
**Location**  
 Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more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



**Tenure:** Freehold  
**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)	A	
(84-91)	B		
(75-83)	C		
(69-74)	D		
(63-68)	E		
(55-62)	F		
(49-54)	G		
Not energy efficient - higher running costs			



#### 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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