



bonners & babingtons

Mill Road
Stokenchurch

Mill Lane
Mill Road
Stokenchurch
Buckinghamshire

HP14 3TP

Guide Price £275,000

A fabulous one-bedroom home situated in a tucked away location in this highly regarded village with excellent transport links.

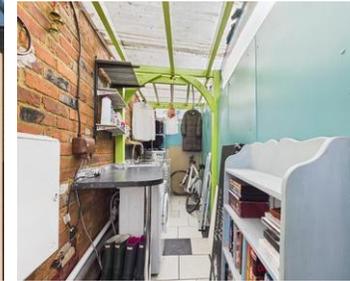
The property is part of a development of four starter homes situated towards the end of Mill Road. This property is at the rear of the with access from Mill Lane.

The accommodation is well planned but compact and is presented in excellent order throughout. There is an entrance porch which then leads into the living room with access into the Kitchen. Oak flooring throughout the ground floor. Upstairs there is a Bathroom and Bedroom. The property is double glazed and offers a lovely contemporary interior with well-proportioned rooms. It is electrically heated throughout.

To the side there is a small utility room which the current vendor has constructed.

Outside there is allocated off road parking accessed via a white 5 Bar Gate. There is a lovely enclosed garden area with seating and entertaining area ideal for alfresco dining on those warm summer nights which is West facing.





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: C

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(49-54)	E		
(39-48)	F		
(1-38)	G		

100 energy efficient / lower running costs
100 energy efficient / higher running costs



Ground Floor



Floor 1

Approximate total area⁽¹⁾
463.48 ft²
43.06 m²

Reduced headroom
24.53 ft²
2.28 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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