



bonners & babingtons

Barkus Way  
Stokenchurch

**Barkus Way  
Stokenchurch  
Buckinghamshire  
HP14 3RE**

**Asking Price £400,000**

A deceptively spacious, light and airy three bedroom, semi detached family home which has been significantly upgraded by the current owners. Situated at the end of a quiet cul-de-sac in the picturesque village of Stokenchurch offering lovely country walks, good local amenities and outstanding primary school.

The property consists of a large entrance hallway, semi open plan kitchen / living room, kitchen offering ample eye and waist level storage units and space for white goods, living room with patio doors to the sunny rear garden. There is a separate utility room with space for white goods.

Upstairs there are 3 good sized bedrooms, 2 of which are doubles. The modern family bathroom provides a bath, overhead shower and a heated towel rail.

The private south facing rear garden is mainly laid to lawn with a patio and decking area, ideal for dining in the warm summer months. To the front of the property, there is driveway parking for two cars.

Other notable features: Gas central heating, Aircon unit downstairs, Partially boarded loft with pull down ladder.





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, 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.

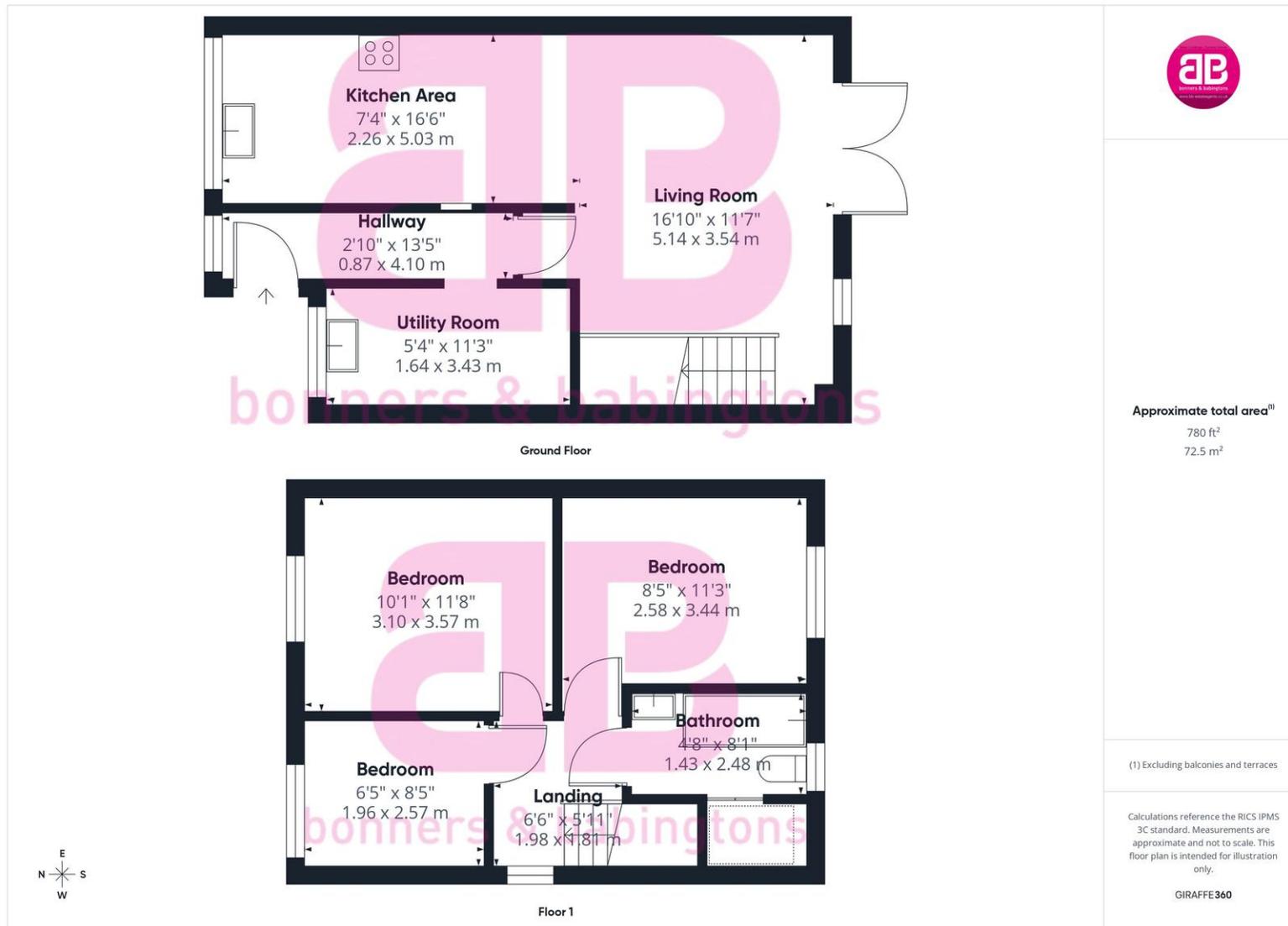
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



Tenure: Freehold  
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
107-109	A		
81-101	B		82
62-80	C		
45-61	D	60	
29-44	E		
13-28	F		
1-12	G		

100 energy efficient - lower running costs  
100 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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