



bonners & babingtons

Water End Road
Beacons Bottom

Water End Road Beacons Bottom Buckinghamshire HP14 3XF

Guide Price : £650,000

A 3 bedroom detached home offering versatile living accommodation with large wrap around private rear garden situated on a corner plot, double length garage and generous parking. The property is located in the highly regarded hamlet of Beacons Bottom benefiting from stunning countryside views.

The property consists of a large entrance hallway which all rooms lead from, a spacious living room with a feature fireplace, making this a cozy place to relax in the winter months, additional reception room with doors to the sunny rear garden, The kitchen provides ample eye and waist level storage units with space for white goods. There are two bedrooms, one benefitting from floor to ceiling wardrobes. The family bathroom provides a walk-in shower, vanity sink and heated towel rail.

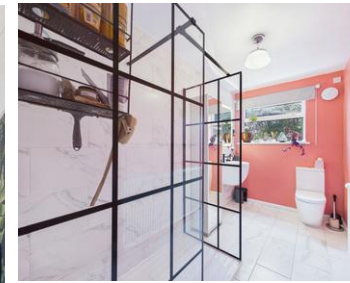
Upstairs : The principle bedroom benefits from dressing area, ensuite with bath and additional eaves storage with potential to extend STPP.

Outside

To the front there is a double length garage with up and over door and driveway parking for several vehicles. The secluded rear garden is the real heart of the home and a gardener's dream, sitting on a corner plot with a wraparound garden, giving purchasers endless opportunities for creations, it is mainly laid to lawn with borders of shrubs, bushes, fruit trees with a substantial terrace area, benefitting from stunning countryside views across the Chiltern Hills.

Other notable features include: Air Source Heat Pump, double glazing.





The Village is an amazing area for horse riders/owners, with many miles of open brideways within 3 minutes walk, it is also part of the Chiltern Cycle route for budding cyclists of all abilities.

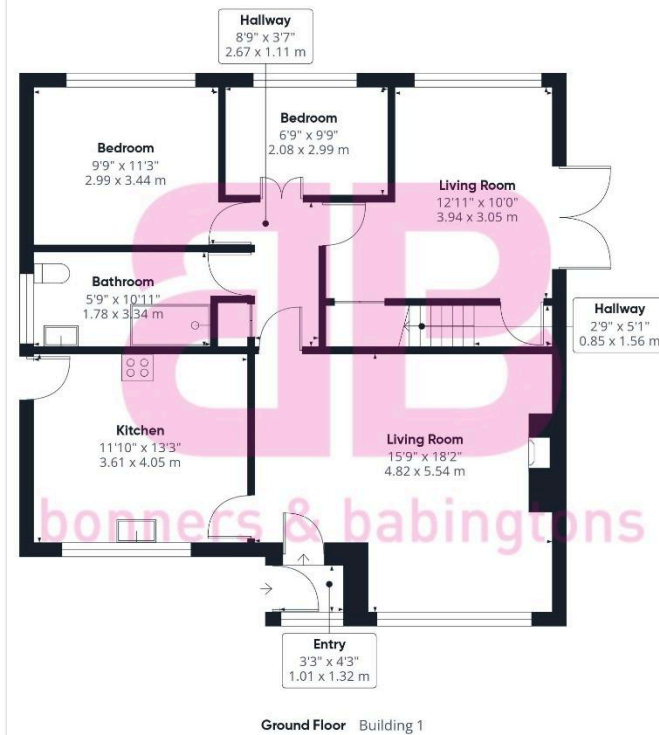
Set within the Chiltern Hills on the edge of the Stokenchurch plateau surrounded by beautiful countryside, the area offers an excellent network of footpaths and brideways, and benefits from catchment for John Hampden Grammar, the Royal Grammar School and Wycombe High School. Day to day shopping needs can be found at the nearby village of Stokenchurch along with a public library, health centre and a number of village shops and restaurants. More specialised shopping can be found at the nearby in Oxford, High Wycombe and Marlow. M40 access at junction 5 is within 3 miles distant, with central London (approximately 35 miles distance). Mainline station to London Marylebone is at High Wycombe which is 5 miles from the property, the fast train is approximately 30 minutes. Oxford 25 minutes (John Radcliffe).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-94%	B		
81-91%	C		
69-80%	D		
55-68%	E		
39-54%	F		
13-38%	G		
Not energy efficient - higher running costs			

Tenure:

Council Tax Band:



Approximate total area^m
1541 ft²
143.4 m²

(1) Excluding balconies and terraces

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

1 Karenza, Wycombe Road, High Wycombe, Buckinghamshire, HP14
3DA

01494 485560

stokenchurch@bb-estateagents.co.uk

