



## Bowling Green, Stokenchurch, High Wycombe, Buckinghamshire

**TO LET £2,000 PCM**

This charming three-bedroom detached brick and flint character cottage is located in the village of Stokenchurch and situated within short distance of amenities and access to

- DETACHED
- CHARACTER COTTAGE
- CLOSE TO AMENITIES
- TWO RECEPTION ROOMS
- VILLAGE LOCATION
- OFF STREET PARKING

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**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
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### Description:

This charming three-bedroom detached brick and flint character cottage is located in the village of Stokenchurch and situated within short distance of amenities and access to junction 5, M40.

The property comprises:-

#### GROUND FLOOR

Entrance Porch  
Living room  
Kitchen/breakfast room with appliances  
Utility area  
Conservatory

#### FIRST FLOOR

Landing  
Main double bedroom  
Further double bedroom  
Single bedroom/study  
Bathroom with shower over bath

The property also benefits from a good size garden with large storage shed and off-street parking.

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, and 2 pubs. 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 and London. The nearest railway station is in High Wycombe with links to London, Marylebone and Birmingham.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band

### Terms:

12-month tenancy agreement  
Washing machine and dryer included  
No smokers please

### Restrictions:

Pets considered

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:

Bonnors and Babingtons

**01844 354554**

