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The Common  
Stokenchurch

# The Common Stokenchurch Buckinghamshire HP14 3UH

Offers in excess of £350,000

A charming 2 bedroom cottage that has been sympathetically renovated and modernised throughout by the current owners. The property boasts a beautiful kitchen diner with doors to the rear. Situated within this popular village, close to the well regarded local school and fabulous countryside walks on your doorstep.

The property consists of: cosy reception room with wood burning stove, perfect for winter nights in. The modern kitchen has ample eye and waist level storage, integrated dishwasher and washing machine. From the kitchen there are patio doors to the pretty garden.

Upstairs there are two good size bedrooms with the master bedroom boasting stylish built in wardrobes and original features. The family bathroom provides a walk in shower, vanity sink unit.

Outside the beautiful rear garden is laid mainly to lawn with a sociable patio, ideal for alfresco dining during the summer months.

other notable features include: gas central heating system & double glazed windows.



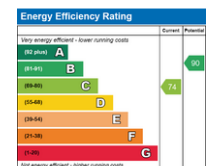
## Stokenchurch

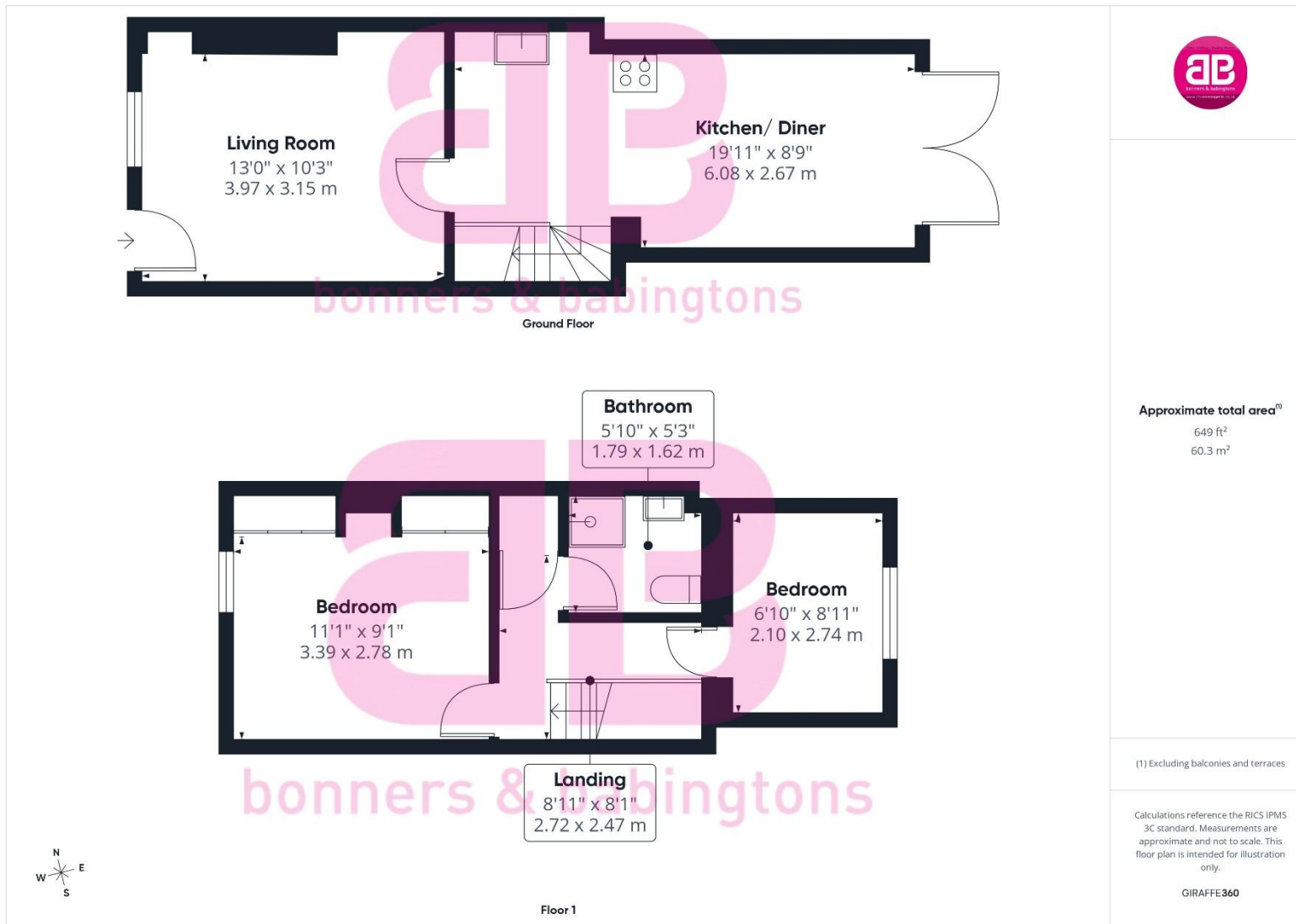
Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, and 2 pubs. There is excellent walking and riding in the area. A more extensive range of facilities can be found 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.



EPC Rating - C





**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

