



# SULLIVAN GARDENS PHASE 3







# A place to call home.

Nestled in the picturesque village of Stokenchurch, Oxfordshire, Swilley Gardens offers modern living in a great setting. With its rich history and vibrant community, Stokenchurch provides the perfect balance of rural tranquillity and urban convenience.

Swilley Gardens offers luxurious top-floor apartments, providing residents with unparalleled views of the surrounding countryside. These apartments are built to a high specification, featuring luxury bathroom suites and modern kitchens equipped with Bosch appliances. Imagine coming home to a space designed for comfort, style, and convenience, where every detail has been carefully considered to enhance your living experience.

Residents can enjoy the use of a large communal balcony terrace, perfect for social gatherings, relaxation, and taking in the fresh country air.





## Village life with connections.

Stokenchurch enjoys excellent connectivity to major cities via the M40 motorway, a vital artery running through Oxfordshire. This strategic location ensures seamless travel to both London and Oxford. The M40 not only provides a direct route to London's vibrant metropolis but also offers connections to other major highways, facilitating travel across the country. Additionally, the nearby A404 links Stokenchurch to neighbouring towns and villages, enhancing accessibility and convenience for residents

For commuters and leisure travellers alike, Stokenchurch benefits from convenient train links via High Wycombe station. Serviced by Chiltern Railways, High Wycombe station offers regular services to London Marylebone, with journey times averaging around 30-40 minutes. With frequent trains operating throughout the day, residents can enjoy hassle-free travel to London for work, shopping, or entertainment, while still relishing the tranquillity of village life upon their return.





## Nearby towns & attractions.

Stokenchurch serves as a gateway to a plethora of nearby towns and villages, each offering its own unique attractions and amenities. High Wycombe, the largest town in the vicinity, boasts a bustling town centre replete with shops, restaurants, and cultural venues. From the historic Guildhall to the modern Eden Shopping Centre, residents can explore a diverse range of attractions without venturing far from home.

Thame, a historic market town just a short drive away, exudes quintessential English charm with its cobbled streets and centuries-old buildings. Residents can immerse themselves in the town's rich heritage by visiting landmarks such as the medieval church of St. Mary's or browsing the stalls at the weekly market, a tradition dating back over 800 years.

Marlow, situated on the banks of the River Thames, offers residents a scenic escape with its riverside walks, picturesque parks, and vibrant dining scene. From fine dining establishments to cosy riverside pubs, Marlow caters to every palate, making it a popular destination for food enthusiasts and nature lovers alike.

## Village shops.

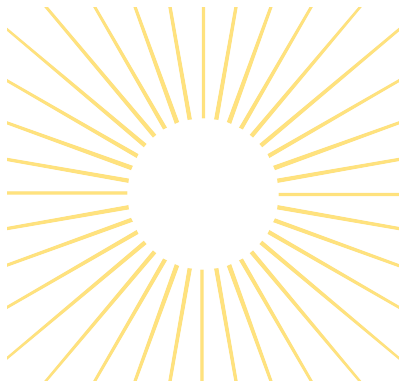
Stokenchurch boasts a variety of local shops and services, providing residents with convenient access to everyday essentials and specialty goods. The village high street is home to a range of independent retailers, including boutique shops, gift stores, and artisanal cafes. Whether you're in need of fresh produce, unique gifts, or a leisurely coffee break, you'll find everything you need right on your doorstep in Stokenchurch.

In addition to retail offerings, Stokenchurch also features essential services such as a post office, pharmacy, and convenience stores, ensuring that residents have access to all the amenities they require for day-to-day living. With its friendly atmosphere and community-focused approach, shopping in Stokenchurch is a delightful experience that reflects the village's charming character and vibrant spirit.

A few miles along the road you will find the village of West Wycombe with its picture perfect High Street, local butchers and village pubs.







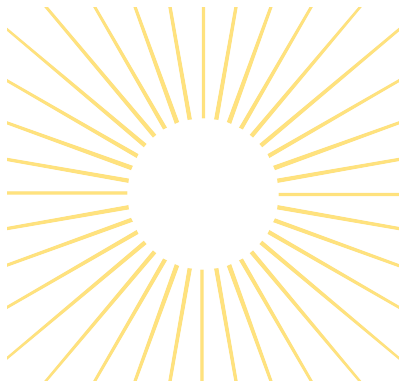
## Local clubs & schools.

Stokenchurch boasts a variety of local sports clubs, providing opportunities for residents to stay active and socialize within the community. In addition to the Stokenchurch Cricket Club, residents can also join the Stokenchurch Football Club, which offers teams for all ages and skill levels. Whether you're a seasoned player or a newcomer to the sport, the Football club provides a friendly and supportive environment for players to enjoy the beautiful game.

For those with a passion for racket sports, the Stokenchurch Tennis Club offers courts for both casual play and competitive matches. With coaching sessions available for beginners and advanced players alike, the tennis club provides an excellent opportunity to improve your skills while having fun and staying fit.

Families in Stokenchurch benefit from a selection of reputable schools and nurseries in the surrounding area. Stokenchurch Primary School, located within the village, provides a nurturing learning environment for children aged 4-11 years. With dedicated staff and a focus on academic excellence and personal development, Stokenchurch Primary School prepares students for success in their educational journey.

For younger children, there are several nurseries and preschools in the vicinity, offering early years education and childcare services. Whether you're seeking a Montessori-inspired curriculum, forest school activities, or traditional childcare provision, there are options available to suit every family's needs and preferences.



## Availability.

Phase 3 at Swilley Gardens includes 7 new build apartments, built onto the roof of the former building - many including private balconies, and all benefitting from a large communal sun-terrace.

Each apartment offers large accommodation space, complete with stylish kitchens, timber flooring, bespoke bathrooms and Bosch appliances.

The development includes three 2-bedroom apartments and four 1-bedroom apartments.

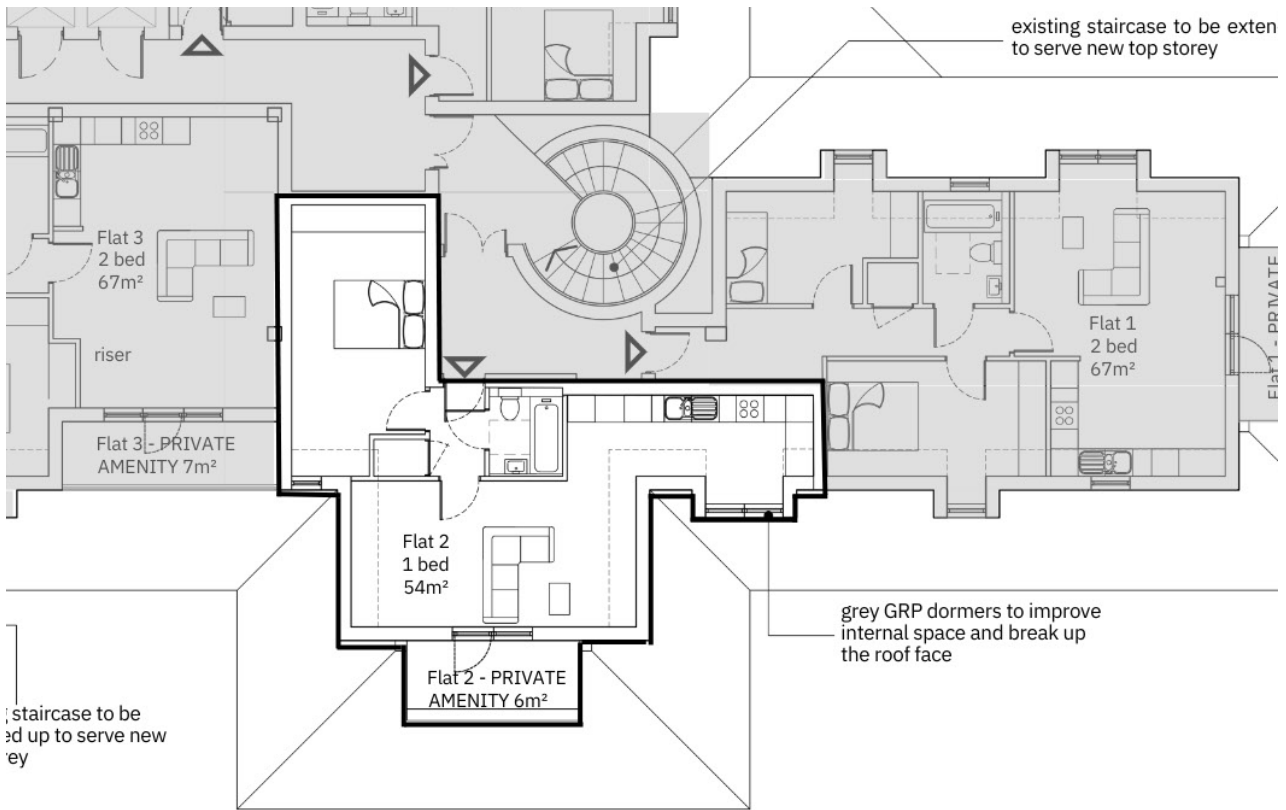
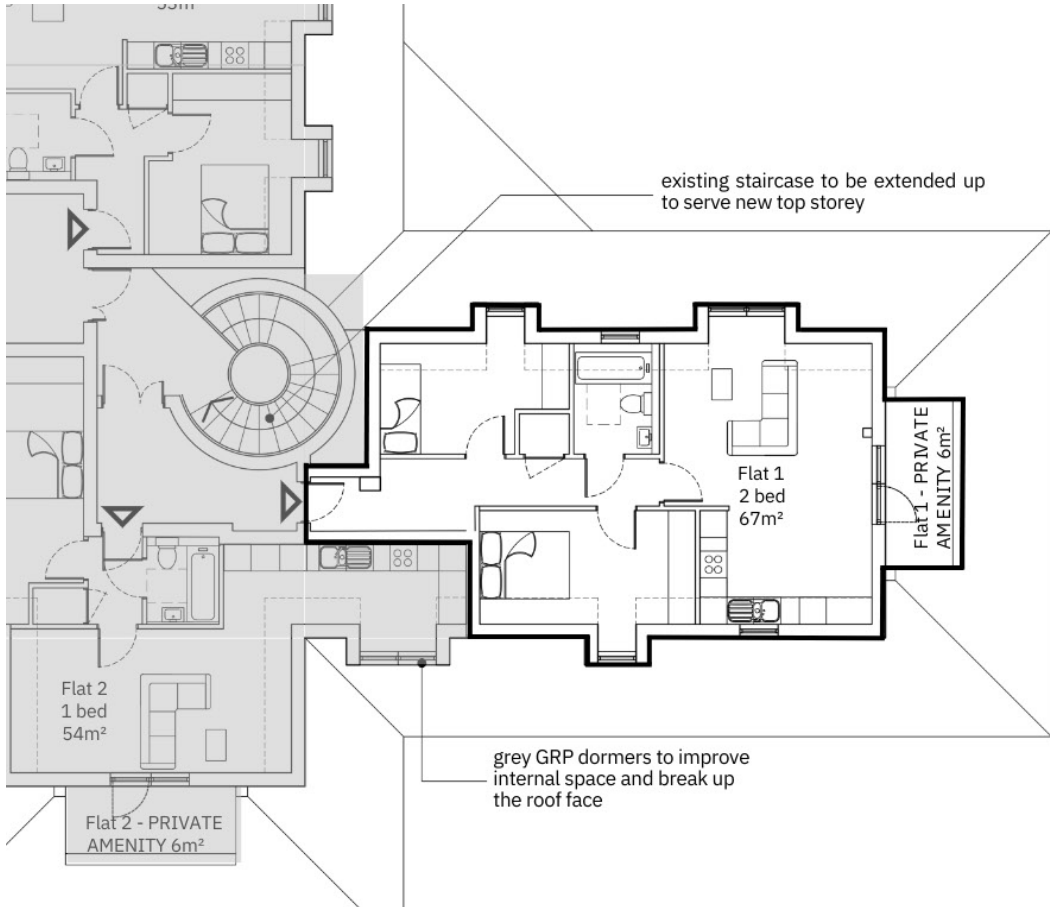
Each apartment enjoys one allocated parking space with the site benefitting from ample visitor parking.

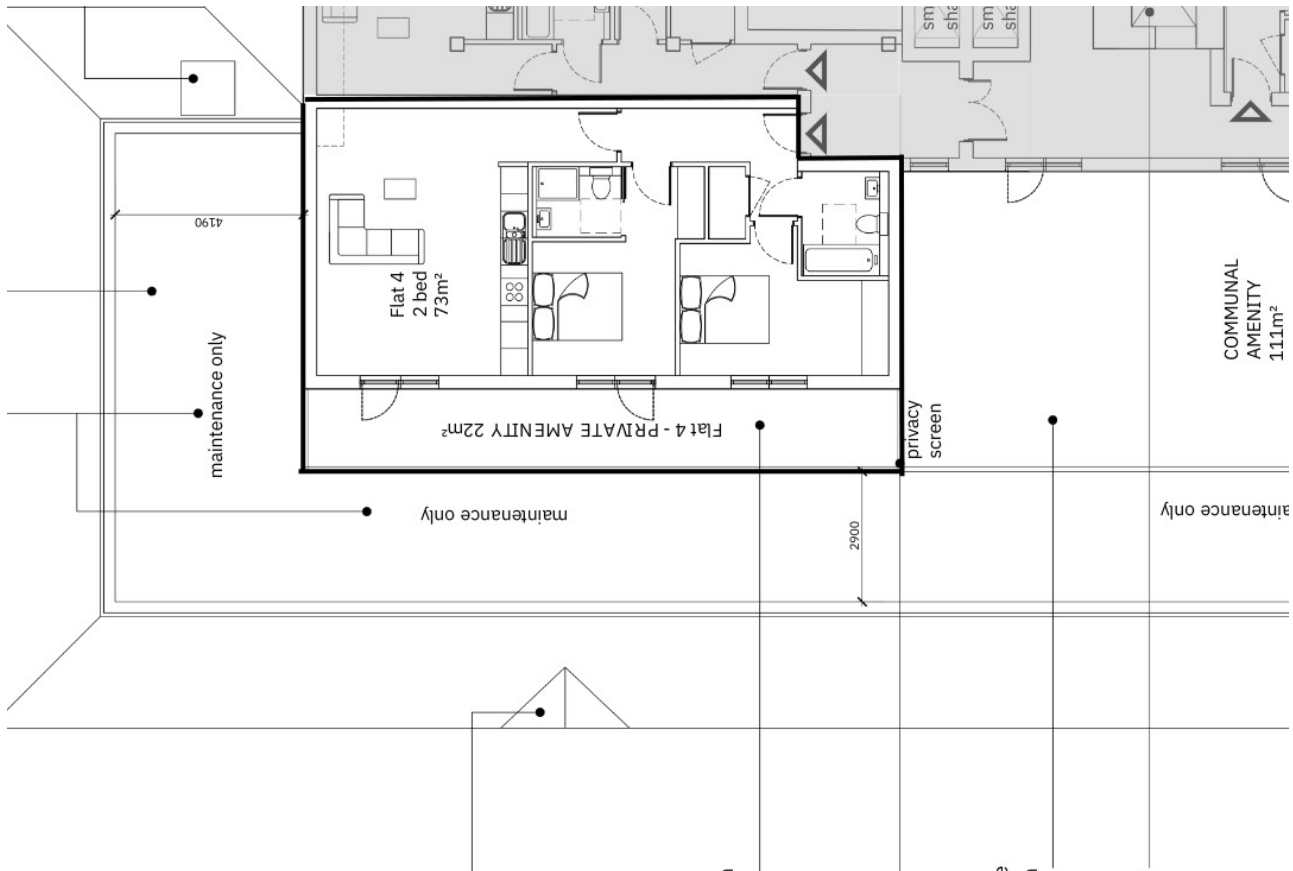
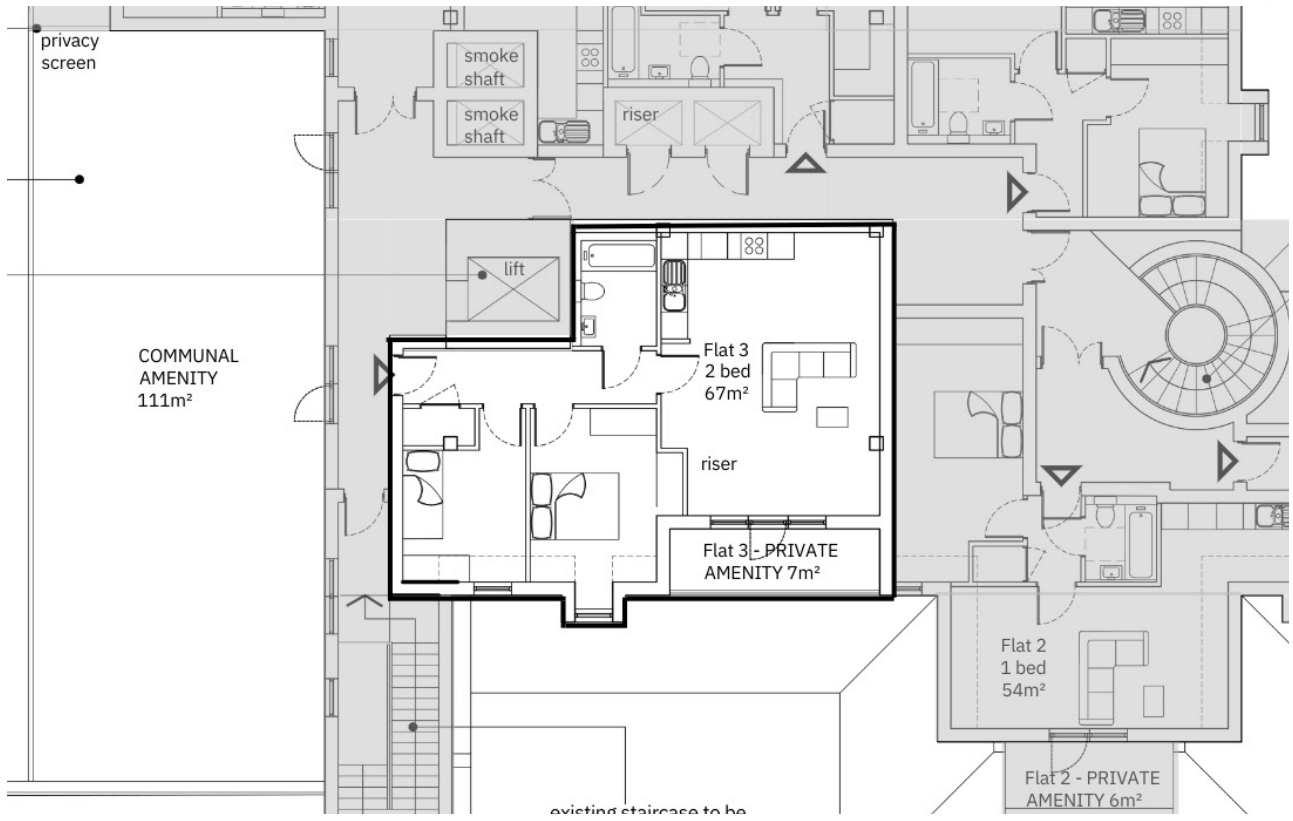
## Specification.

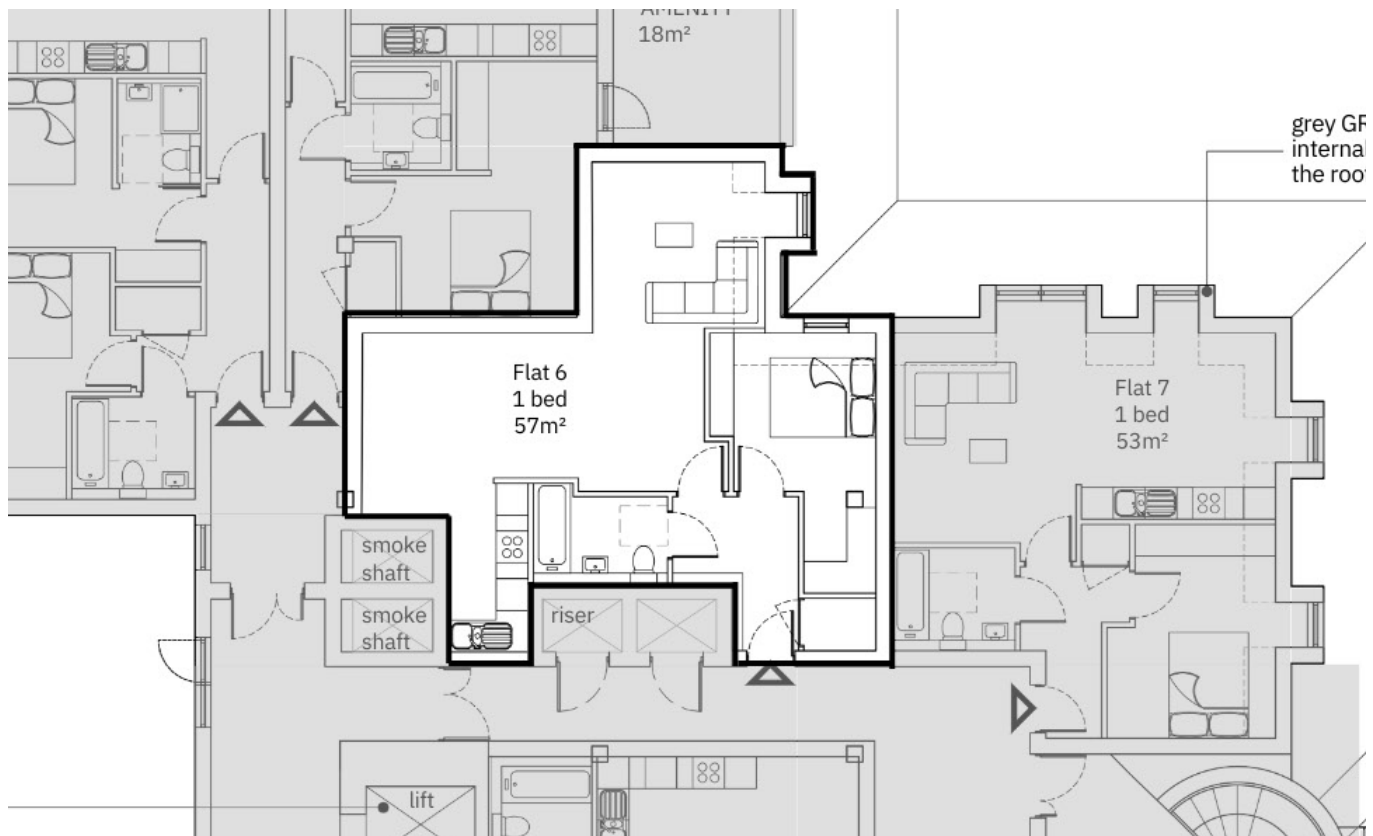
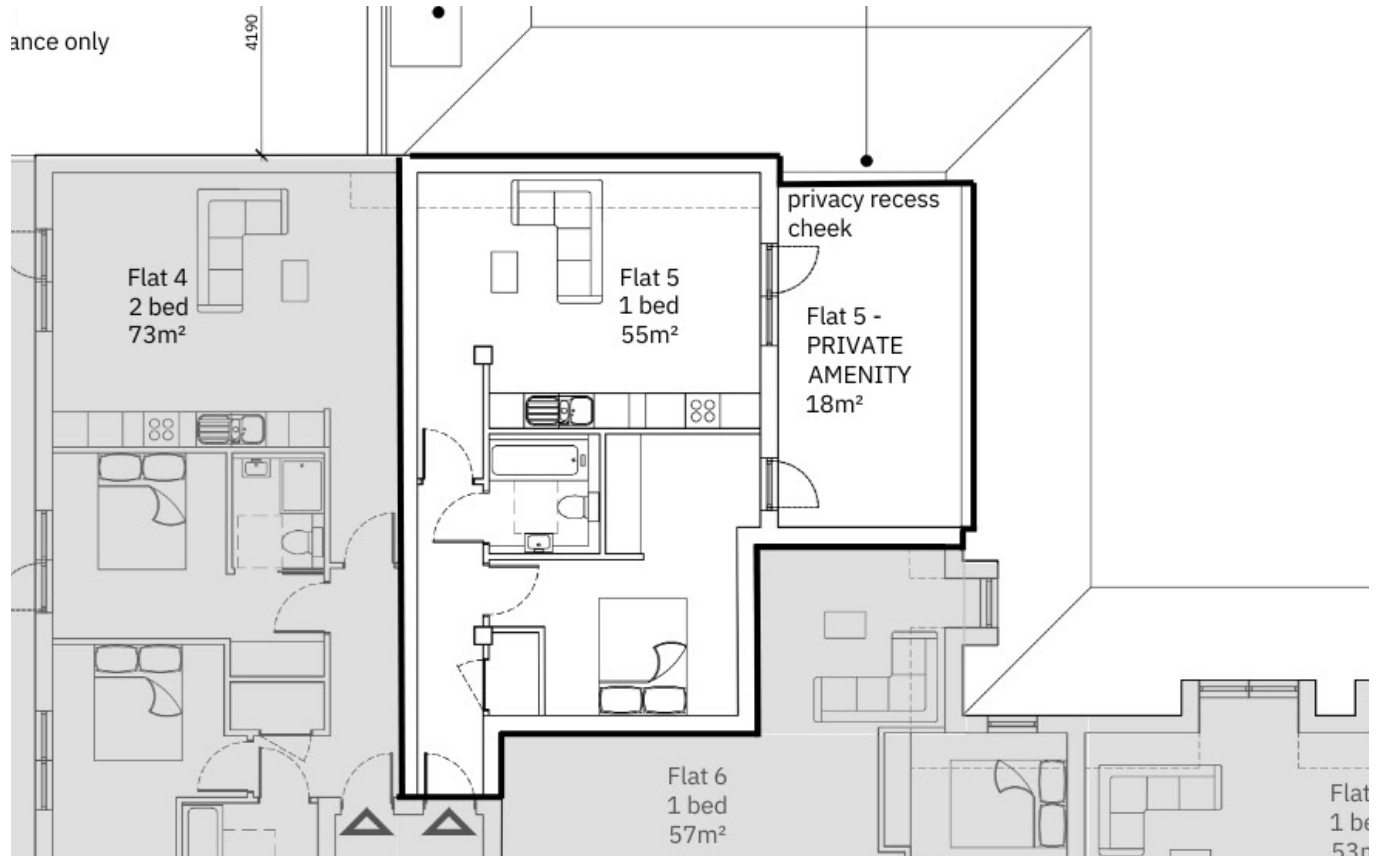
- Gas central heating.
- Timber flooring.
- Bosch appliances; dishwasher, washer/dryer, cooker, electric hob, fridge/freezer.
- High Gloss bespoke kitchens.
- Stylish bathrooms with floor to ceiling tiling.
- Thick-pile luxury carpets to bedrooms.
- Timber ecking finish to all balconies.
- Towel rail and illuminated mirrors in bathrooms.
- Communal sun-terrace.
- 1 allocated parking space per flat.

## Floorplans.

The floorplans provided are for illustration purposes only and should not be used as accurate reflection of the actual space.







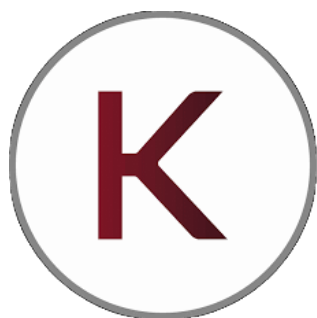




## Contact:

Exclusively available through Kingshills Estate Agents, in partnership with The New Homes Experts, Swilley Gardens Phase 3 is available to view strictly by prior arrangement.

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