



**1 Stockfields Place, Stokenchurch, Buckinghamshire, HP14 3ZD - £300,000**

## A rarely available two bedroom modern 'coach house' style first floor maisonette.

Entrance Hall | Large Open Plan Lounge/Kitchen Area | Covered Balcony | Two Bedrooms | En Suite Shower Room To Bedroom One | Bathroom | Gas Heating To Radiators | Double Glazing | Garage With Electric Door | No Onward Chain |

An individual property that could be best described as a 'detached' maisonette which is conveniently located providing easy access to the village amenities and junction 5 of the M40. The light and spacious accommodation is accessed by an open external staircase and comprises a large private entrance hall, open plan living/kitchen area with windows on three sides, kitchen area with modern units incorporating built in oven, hob & hood and integral dishwasher, large covered balcony overlooking nearby allotments, modern family bathroom and two bedrooms with modern ensuite shower room to the main bedroom. The accommodation is complemented by gas heating to radiators, double glazing and a good size garage with electric controlled door. The property is offered with no onward chain.

# Price... £300,000

## Leasehold

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-90)                                     | C | 77                      | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |   |                         |           |



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## LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café and a library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.



## DIRECTIONS

From the village centre proceed in an westerly direction on the Oxford Road A40. Stockfields place is a small private cul de sac located found immediately on the left.



## ADDITIONAL INFORMATION

Lease - 125 years from 2005. Annual Ground Rent - £275.00. Annual Service Charge - £1,750.00.

## EPC Rating

C

## Council Tax

Band C

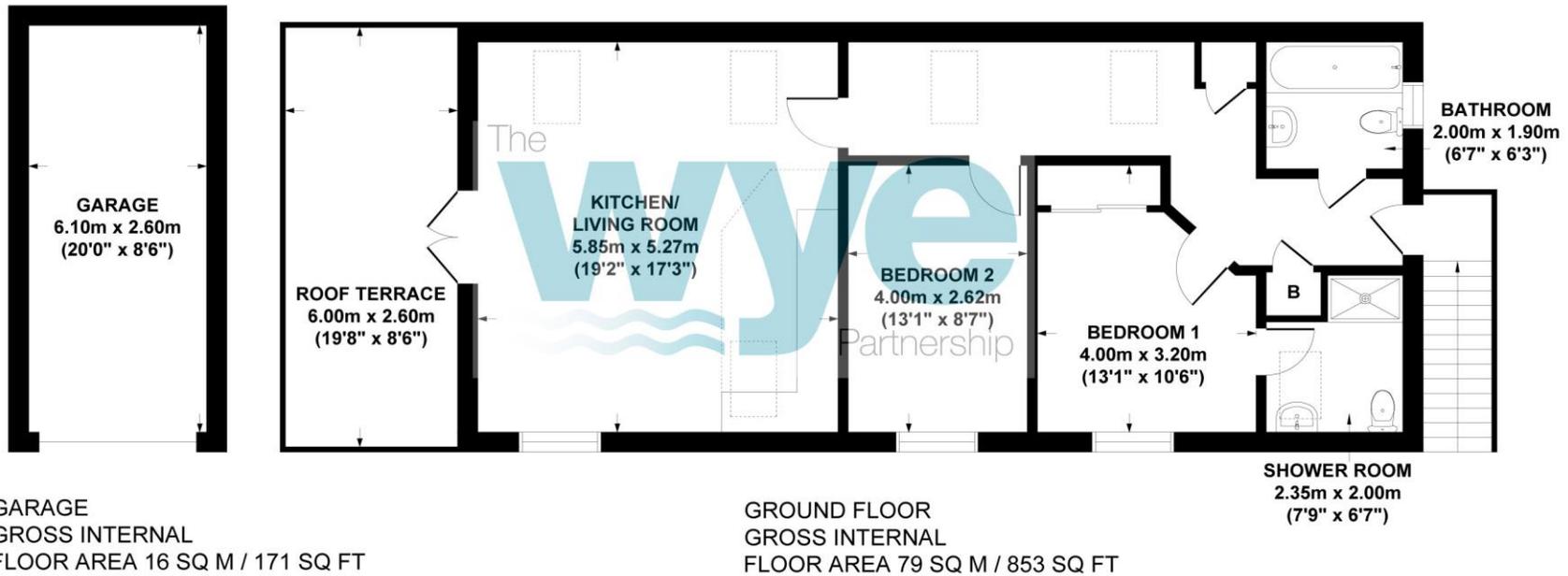
## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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**STOCKFIELDS PLACE, STOKENCHURCH, HP14 3ZD**  
**APPROX. GROSS INTERNAL FLOOR AREA 95 SQ M / 1024 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE