



20 New Road, Stokenchurch, Buckinghamshire, HP14 3RT - Offers Over £700,000

A detached home with modern fitments throughout and decent size rooms offering flexible accommodation.

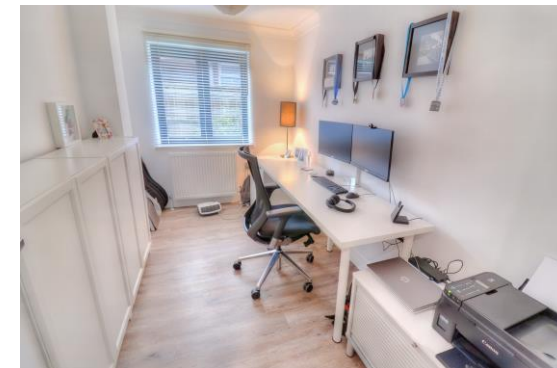
Covered Porch | Entrance Porch | Entrance Hall | Living Room | Kitchen/Dining/Family Area | Utility Room | Study | Family Room/Bedroom Four | Cloakroom/Shower Room | First Floor Landing | Family Bathroom | Three Further Bedrooms | Dressing Area & Ensuite Shower Room To Main Bedroom | Gas Heating To Radiators | Double Glazed Windows & Doors | Garage & Off Street Parking | Large Gardens To Rear |

Having been updated and extended by the present owner this detached home offers great family accommodation with one of the key features being a large kitchen/family room/dining room with foldable doors opening to the rear garden. Modern decor and fitments feature throughout the property and the large accommodation comprises entrance porch with door to integral garage, entrance hall, cloakroom/dining room, family room/bedroom four, study, living room with doors opening to rear garden, kitchen with integral appliances and island opening to dining/family area, utility room, first floor landing, family bathroom, three further bedrooms with the principle bedroom benefitting from dressing area and ensuite shower room. Outside to the front has ample off street parking and lawned area. To the rear the large garden is laid to lawn and patio.

Price... Offers Over £700,000

Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 73 | |
| (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 | | | |



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 Easterly direction on the Wycombe Road A40. New Road can be found on the right before you leave the village and the property is located on the right hand side.

ADDITIONAL INFORMATION

Council Tax

Band F

EPC Rating

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.



NEW ROAD, STOKENCHURCH, HP14 3RT
APPROX. GROSS INTERNAL FLOOR AREA 190 SQ M / 2050 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

