



**6a Elizabeth Road, Stokenchurch, Buckinghamshire, HP14 3QT - £660,000**



An individual barn style detached home with the perfect blend of modern fitments and character features.

Covered Porch | Lounge/Dining Room | Kitchen | Conservatory | Two Ground Floor Bedrooms | Family Bathroom | Galleried Landing | Main Bedroom With Ensuite Shower Room | Ample Off Street Parking | Double Garage | Good Size Rear Gardens | Modern Fitments | Character Features Including Inglenook Fireplace |

Tucked away down a private drive is this impeccably presented detached home that was constructed in 2004 and offers spacious accommodation throughout. The main living space has vaulted ceilings with ornate brickwork and exposed beams along with a large inglenook fireplace and wood burner. Further accommodation comprises dining area, modern fitted kitchen, large conservatory opening to the good size rear garden, inner hallway, two bedrooms to ground floor, luxurious family bathroom, galleried first floor landing, main bedroom with ensuite shower room, under floor heating to ground floor and radiators to first floor. Outside there is ample off street parking and double garage.

**Price... £660,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	66	
(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. At the fork in the road bear right into Marlow Road and take the fourth turning left into Elizabeth Road. Follow the round to the left and the property can be found tucked away down a small drive.

## ADDITIONAL INFORMATION

### EPC Rating

D

### Council Tax

Band E

## MORTGAGE

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

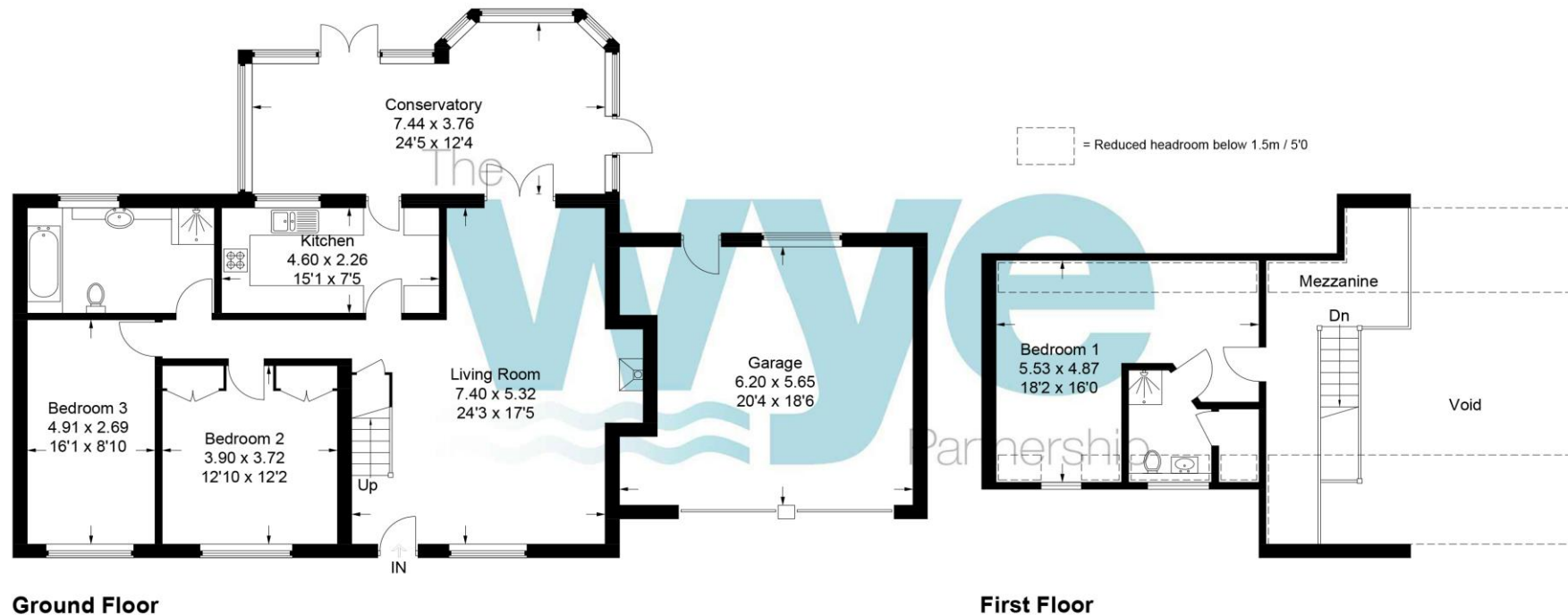
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*





### Elizabeth Road

Approximate Gross Internal Area  
 Ground Floor = 117.8 sq m / 1,267 sq ft  
 First Floor = 41.6 sq m / 448 sq ft  
 Garage = 33.5 sq m / 361 sq ft  
 Total = 192.9 sq m / 2,076 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.