



24 New Road, Stokenchurch, Buckinghamshire, HP14 3RT - £800,000

A bright & airy five bedroom detached family home with impressive sized accommodation and annexe potential.

Entrance Hall | Kitchen Opening To Dining Room | Three Further Reception Rooms | Utility Room | Cloak Room | Bedroom Five With Ensuite Shower Room (Offering Annexe Potential) | First Floor Landing | Four Bedrooms To First Floor | Main Bedroom With Ensuite & Dressing Room | Ensuite To Bedroom Two | Family Bathroom | Gated Parking To Front | Large Rear Garden | No Onward Chain |

An internal viewing is necessary to appreciate the size and presentation of this detached home that also benefits from modern fittings throughout. The 2600 sq. ft of accommodation comprises entrance hall, large modern fitted kitchen with breakfast bar opening to dining room, large living room with wood burner, two further reception rooms that could also be used as additional bedrooms and utility room. Bedroom five is located on the ground floor with rear hall and shower room that could be used as an annexe. Four Double bedrooms and the family bathroom feature on the first floor with the main bedroom benefitting from a full bathroom and dressing room, bedroom two also has its own ensuite shower room and dressing room. Outside there is secure gated parking to the front and to the rear there is a large garden with a decent sized patio.

Price... £800,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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

EPC Rating

C

Council Tax

Band D

MORTGAGE

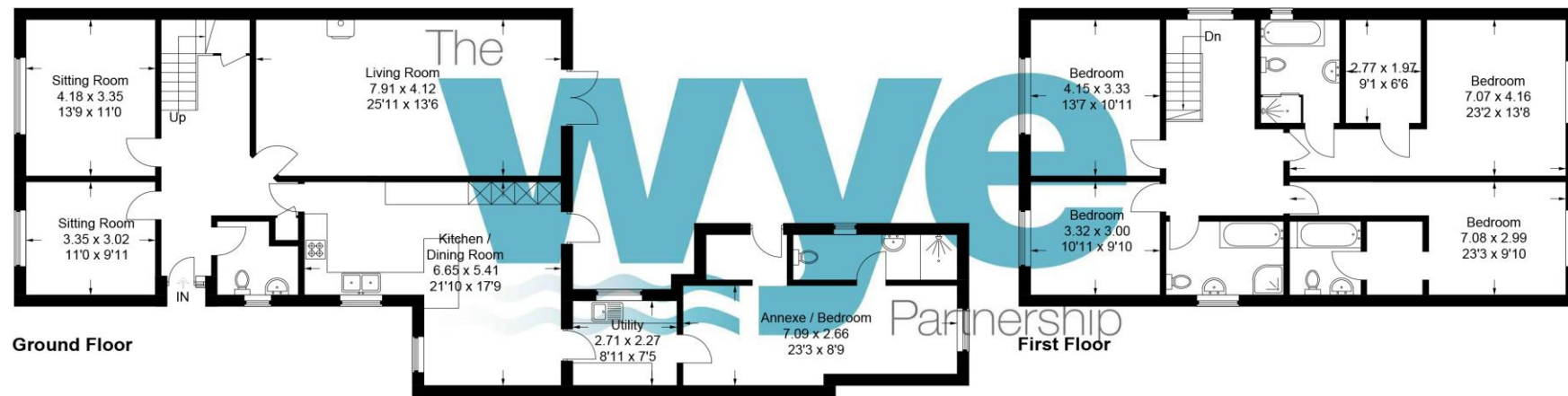
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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

Approximate Gross Internal Area
 Ground Floor = 143.0 sq m / 1,539 sq ft
 First Floor = 101.1 sq m / 1,088 sq ft
 Total = 244.1 sq m / 2,627 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.