



**The Old Barley Mow, The Common, Stokenchurch, Buckinghamshire, HP14 3TZ - Offers in Excess of  
£600,000**



## A character four bedroom home steeped in history with many original period features

Entrance Hall | Dual Aspect Living Room With Feature Fireplace | Dining Room With Exposed Brick & Beams | Kitchen | Utility Area | Cloakroom | Rear Hall | Split Level First Floor Landing | Four Bedrooms | Bathroom | Gas Heating To Radiators | Period Features Through Out | Off Street Parking | Large Gardens | Outbuildings | Offered With No Onward Chain |

At The Wye Partnership we are proud to offer one of the villages iconic properties to the market. Located in the village centre overlooking the common is 'The Old Barley Mow'. Built circa 1800 this Grade II listed house was formally a coaching inn believed to be used by the coachmen dropping guests at the Kings Arms opposite. Sitting on a generous plot this four bedroom property offers period features including sash windows, latch doors, exposed brick & beams and feature fire places including the fire place in the main living room that was believed to have been built by Tom Sayer, a boxer who was the first man to be declared World Heavyweight Champion in the mid 1800s. He is believed to have stayed in the fourth bedroom and helped carry out works on the property as he was a brick layer by trade. An internal viewing is a must to appreciate this impressive home and its potential.

## Price... Offers in Excess of £600,000

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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, 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

As you enter the village from junction 5 of the M40 turn right opposite our office in the village centre. Then turn left onto The Common where the property is located on the right hand side.

## ADDITIONAL INFORMATION

Please note the property is Grade II listed.

### EPC Rating

D

### Council Tax

Band F

## MORTGAGE

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

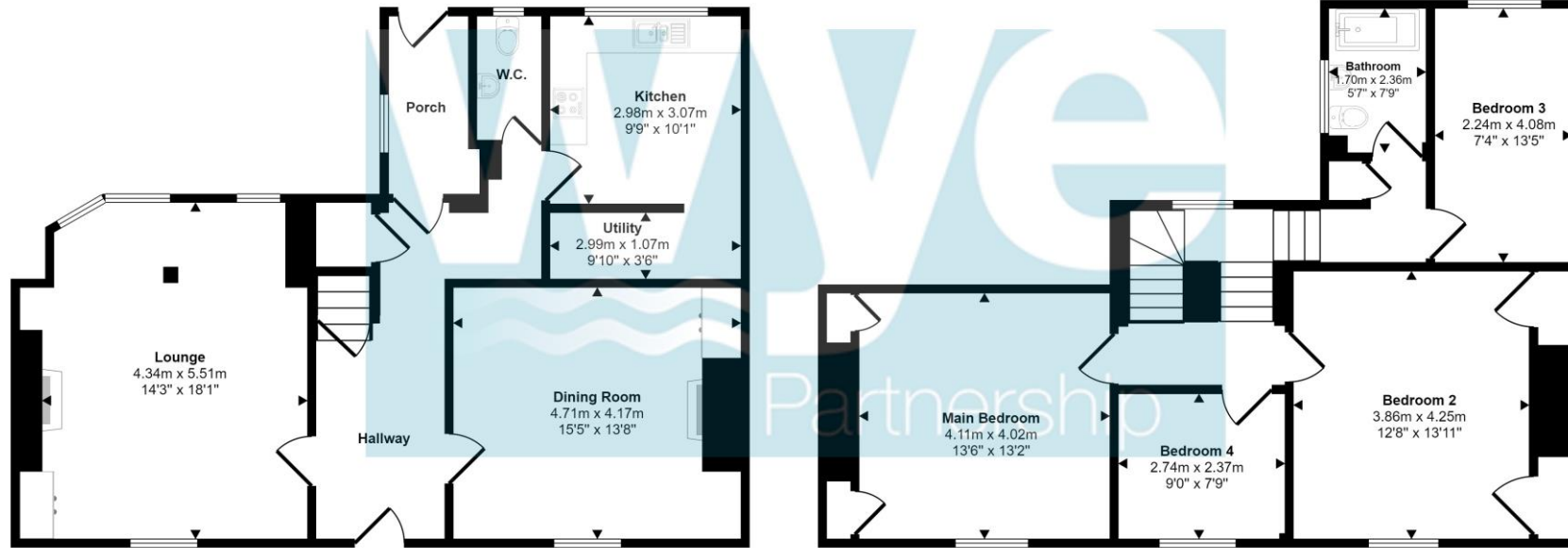
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

---





Approx Gross Internal Area  
154 sq m / 1663 sq ft



Ground Floor  
Approx 82 sq m / 878 sq ft

First Floor  
Approx 73 sq m / 785 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.