



Tamar House, 14 New Road, Stokenchurch, Buckinghamshire, HP14 3RT - £775,000

A five bedroom detached home with four reception rooms, three bathrooms and large South West facing rear garden.

Entrance Hall | Living Room | Kitchen | Dining Room | Study | Office/Hobby Room | Laundry Room | Three Double Bedrooms & En-Suite To Ground Floor | First Floor Landing | Two Further Double Bedrooms | Further En-Suite To Main Bedroom | Modern Fitments Throughout | Double Glazing | Gas Heating To Radiators | Ample Off Street Parking | Garage | Large Rear Garden With Courtyard To Side | Must Be Viewed |

Offering versatile accommodation is this impressive five double bedroom detached home that has been greatly improved by the current owners. With modern fitments throughout the generous accommodation comprises spacious entrance hall, kitchen with central breakfast bar, dining room with oak beams and pitched glass roof, living room opening to rear garden with log burning stove, office/hobby room, further study, laundry room, family bathroom, three double bedrooms with one en-suite to ground floor. To the first floor in the principal bedroom with feature window and ensuite shower room, further bedroom that can be used as an additional living room. Outside there is ample off street parking, garage to side with double doors opening to rear. The large landscaped South West facing rear garden is laid to lawn with a large paved patio, heated covered entertaining area, decked terrace and courtyard to side. Internal viewing is a must to appreciate this home.

Price... £775,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(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

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.



