

45 Mill Road, Stokenchurch, Buckinghamshire, HP14 3TP - £365,000



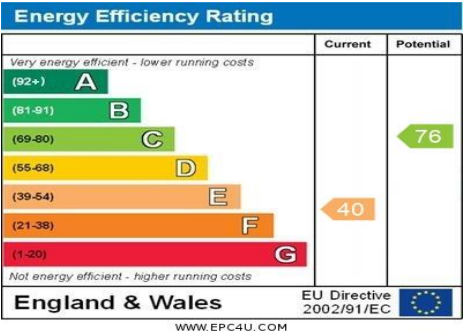
A two bedroom character cottage with detached office/studio.

Entrance Hall | Living Room With Feature Fireplace | Dining Room | Kitchen  
| Modern Re-Fitted Bathroom/W.C. | First Floor Landing | Two Double  
Bedrooms | Detached Garden Room/Office | Double Glazing | Heating To  
Radiators Via Electric Boiler | Rear Garden In Excess of 120 ft |

Located on the outskirts of the village with easy access to open countryside is this character cottage with period features and rear garden in excess of 120 ft. Accommodation comprises entrance hall with stone floor, living room with wood burner, dining room, kitchen, refitted bathroom/W.C., first floor landing, bedroom one with feature cast iron fireplace, bedroom two, double glazing, heating to radiators vis electric boiler, Large rear garden with detached office/studio. Viewing highly recommended.

Price... £365,000

Freehold





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## 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

From the village centre proceed in westerly direction on the Oxford Road A40. Proceed past junction 5 of the M40. Take the next turning left into Mill Road where the property can be found on the left hand side.

## ADDITIONAL INFORMATION

### EPC Rating

E

### Council Tax

Band C

## MORTGAGE

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

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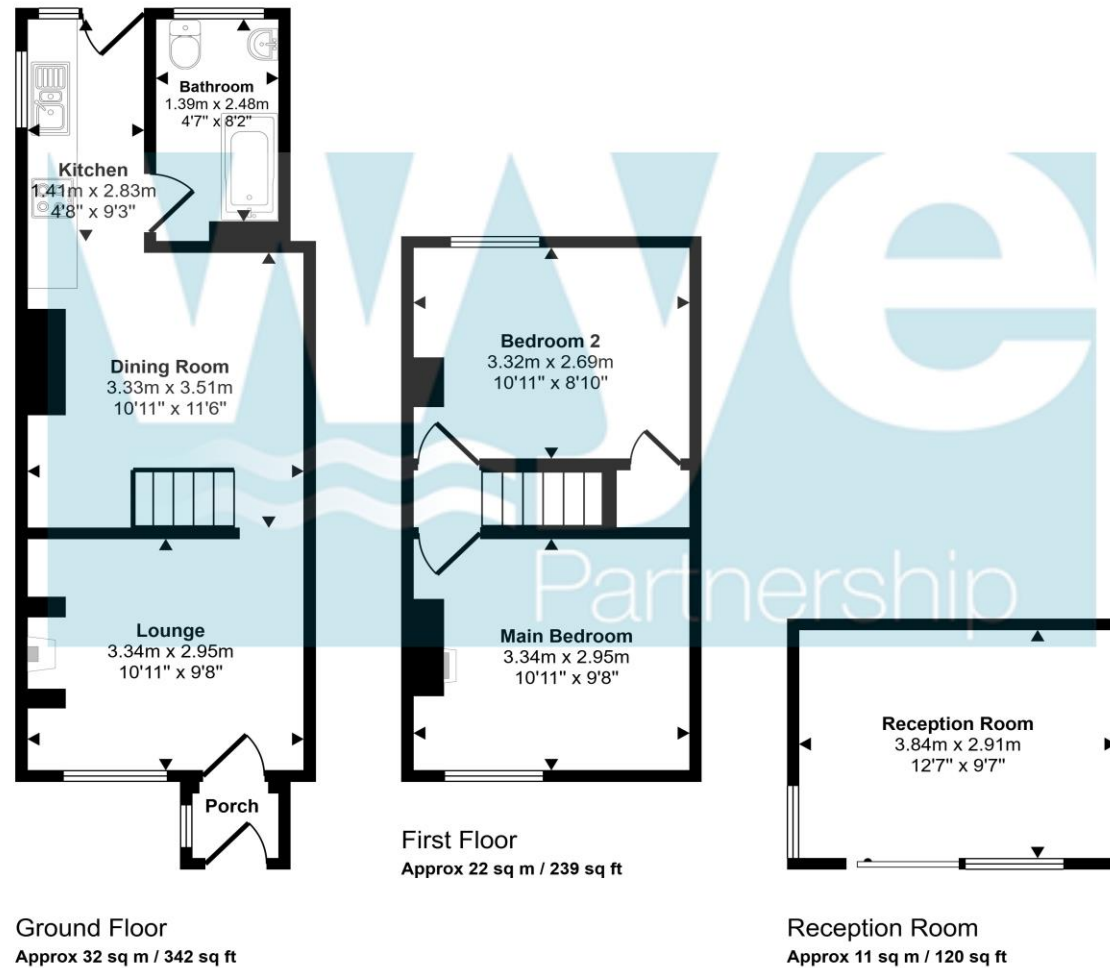
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
65 sq m / 701 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.