



Ganol-Ty, Church Street, Stokenchurch, Buckinghamshire, HP14 3UJ - £450,000

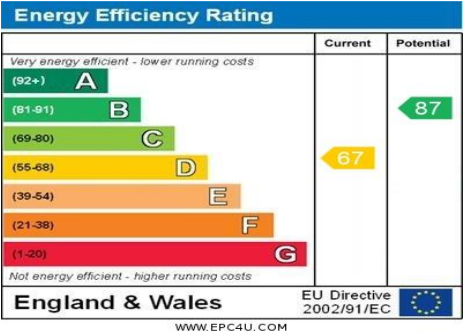
An impeccably presented spacious three bedroom home.

Entrance Porch | Entrance Hall | Utility Room | Shower Room/W.C. | Open Plan Living/Dining Room | Kitchen/Breakfast Room | First Floor Landing | Three Double Bedrooms | Family Bathroom With Separate Shower Cubicle | Gas Heating To Radiators | Double Glazing | Modern Fitments Throughout | Off Street Parking | Courtyard Style Rear Garden | Overlooking Small Green | Village Centre location |

Located in the heart of the village overlooking a small green in front of the local church is this attractive deceptively spacious home. With modern fitments throughout the accommodation comprises entrance porch, entrance hall, utility room, shower room/W.C., open plan living/dining room opening to rear garden, kitchen/breakfast room with underfloor heating and integrated appliances, first floor landing, three double bedrooms, bathroom suite with separate shower cubicle and underfloor heating, gas heating to radiators and double glazing. Outside there is off street parking to front and a rear 'courtyard' style garden laid to patio with shrub beds. Viewing fully recommended.

Price... £450,000

Freehold



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 junction 5 of the M40 you enter Stokenchurch on the Oxford Road (A40). Church Street is the third turning on your left with the property being found on your right.

ADDITIONAL INFORMATION

EPC Rating

D

Council Tax

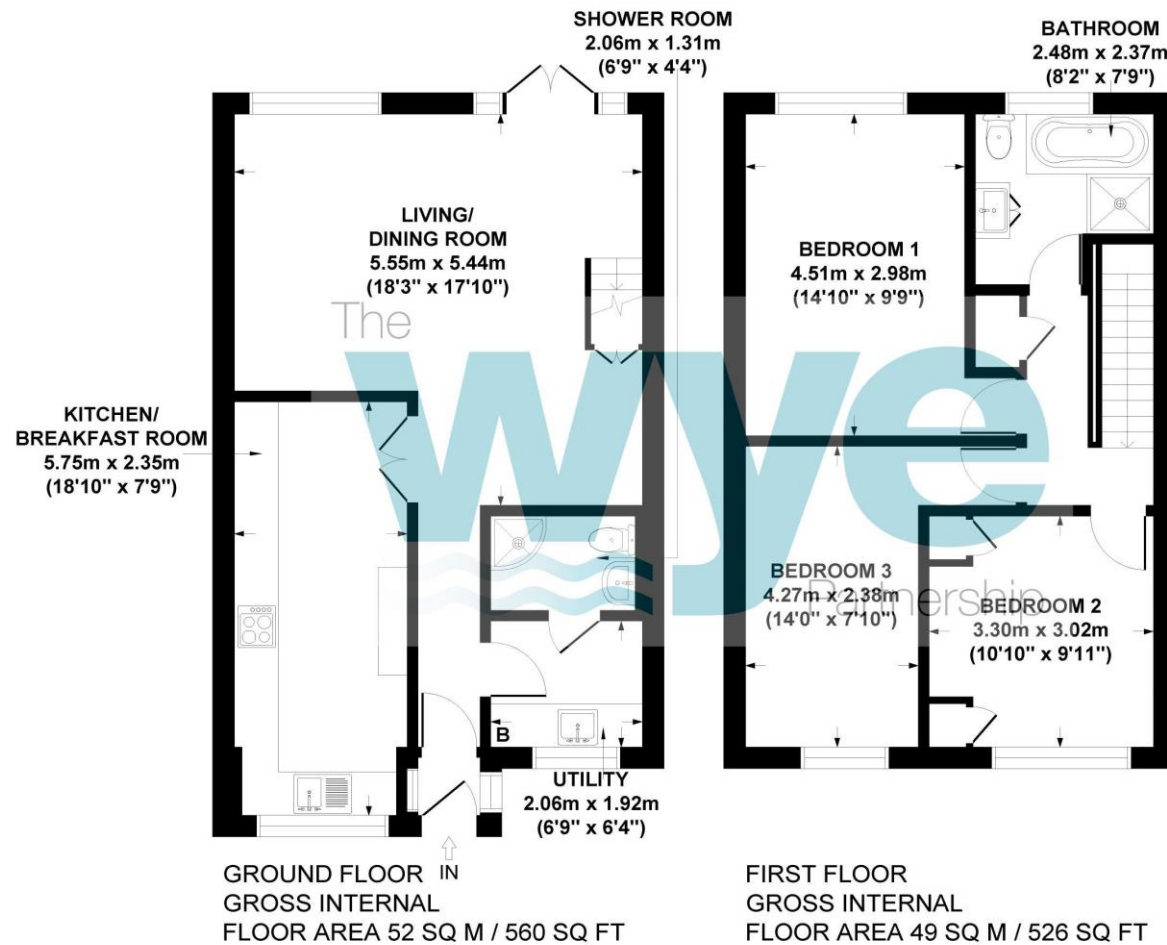
Band D

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.





GANOL-TY, CHURCH STREET, STOKENCHURCH, HP14 3UJ
APPROX. GROSS INTERNAL FLOOR AREA 101 SQ M / 1086 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE