



5 The Common, Stokenchurch, Buckinghamshire, HP14 3UH - £375,000



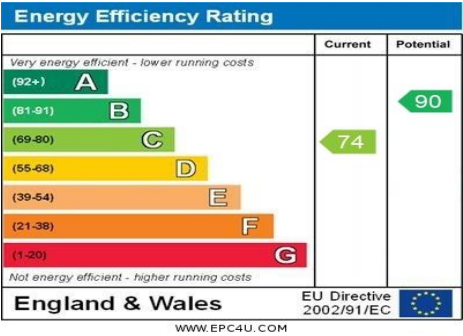
An extended village centre two bedroom cottage with character features and modern fitments throughout.

Village Centre Location | Sitting Room With Feature Fireplace | Large Kitchen/Dining Room | First Floor Landing | Two Bedrooms | Modern Shower Room/W.C. | Gas Heating To Radiators | Double Glazing | Private Rear Garden | Overlooking Village Common |

Offering a perfect blend of modern style living and character cottage charm is this extended home that is well located in the village centre overlooking one of the four local village commons. With modern fitments throughout the accommodation comprises living room with feature fireplace and exposed beams, open plan modern fitted/dining room that opens to the rear garden, first floor landing, two bedrooms, updated shower room/W.C., double glazing and gas heating to radiators. The enclosed private rear garden is laid to patio and artificial lawn. Viewing highly recommended.

Price... £375,000

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 our offices in the village centre proceed a short distance in an easterly direction on the Wycombe Road A40. Take the second right onto the common and the property can be found on the left hand side.

### ADDITIONAL INFORMATION

#### EPC Rating

C

#### 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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