



New Road  
Stokenchurch



bonners & babingtons

# New Road, Stokenchurch, Buckinghamshire, HP14 3SQ

**OIEO - £600,000**

A super 4 bedroom detached home offering flexible living space and a secluded rear garden with heated swimming pool, situated in a popular non-estate location on the outskirts of this desirable village benefitting from excellent transport links.

The property comprises of a spacious entrance hallway with storage under the stairs, perfect for shoes and coats, and stairs to the first floor. The open plan living/dining room is bright and airy, providing patio doors leading to the sunny rear garden and entertaining terrace ideal for Alfresco dining. The kitchen is well equipped with integrated appliances, including dishwasher, dual oven, induction hob and space for a fridge freezer whilst also providing ample eye and waist level storage units. The kitchen opens into the breakfast room/conservatory and utility area which boasts an additional double oven and a door accessing the integral garage. Upstairs there are three double bedrooms and a further single bedroom. The principle bedroom benefits from fitted wardrobes. The family bathroom provides a large bath, basin with storage beneath and a heated towel rail. In addition, there is a shower room benefitting from a walk in shower and heated towel rail.

Outside, there is driveway parking for multiple vehicles and a part integral garage. At the rear of the property is the secluded sunny garden with entertaining terrace, lawn area and swimming pool heated by an air source heat recovery system.

Other notable features include : Gas central heating, double glazing throughout and a partially boarded loft.





**Location**

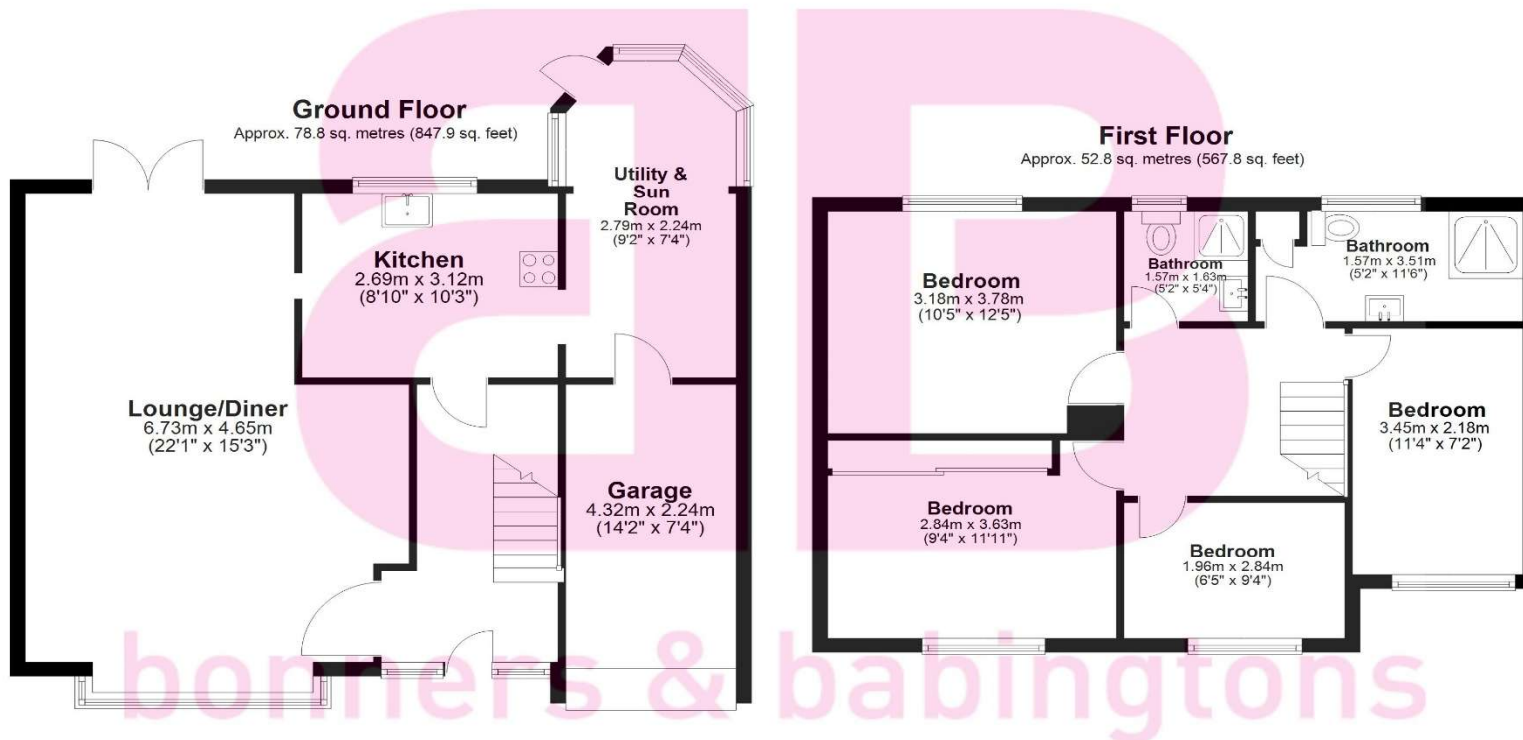
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

1 Karenza, Wycombe Road,  
Stokenchurch, Buckinghamshire, HP14  
3DA

01494 485560

www.bb-estateagents.co.uk

