



**Woodside**  
**Stokenchurch**

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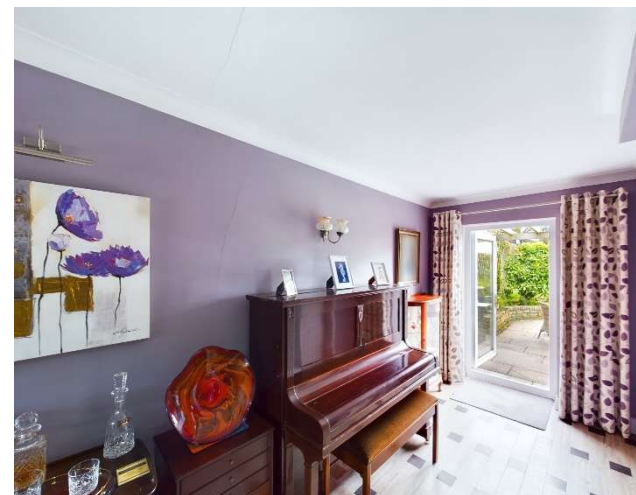
A unique opportunity to acquire this 4 double bedroom, 3 bathroom detached family home situated in a tucked away location, on the outskirts of the popular village of Stokenchurch enjoying excellent transport links. Garage, landscaped gardens with fabulous views & potential to extend STPP!

**Woodside, Wycombe Road, Stokenchurch, Bucks, HP14 3XJ**

**Guide Price £850,000**

High Wycombe 6.6 miles, Marlow 8.8 miles, Oxford 19.3 miles, Heathrow 27.5 miles, London 40.1 miles

- Four Bedroom Detached Family Home
- Three Bathrooms
- Stunning Views
- Sought After Village Location
- Garage
- South West Facing Garden
- Potential To Extend STPP
- Internal Viewings Recommended
- Flooded With Natural Light
- Driveway For Multiple Cars



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## 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 7 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.



## Description

A unique opportunity to acquire this 4 double bedroom, 3 bathroom detached family home offering flexible living situated on a large plot in a tucked away location on the outskirts of the popular village of Stokenchurch enjoying excellent transport links. Boasting stunning views over Eastwood Farm, Large South West Facing Garden, Garage, Annex and Potential To Extend STPP!

## Ground Floor

The downstairs briefly comprises, a sizeable living room with a bay window and log burning stove, a separate dining room with dual aspect with a bay window and French doors to the rear terrace. The kitchen provides ample eye and waist level storage units, with space for white goods. Adjoining the kitchen is a good-sized utility room providing access to the garden and a cloakroom. There is an additional room, currently used as a craft room but an ideal office for those working from home with sliding doors to the landscaped gardens.

## First Floor

The first floor offers flexible living space and although connected to the main house has the potential of being self contained. There are 4 double bedrooms, the master bedroom benefits from an en suite bathroom, the guest bedroom has a dressing room, the annex bedroom space has a kitchen area, shower room and door to a balcony enjoying far reaching views, there is a further double bedroom and principal bathroom.

## Outside

The grounds are a `gardeners dream` and have a real `WOW factor`! The gardens extend to approximately 1/5 acre and the rear is south facing is bordered by shrubs, plants, flowers and trees. It also offers several raised beds to the rear, perfect for growing fruits and vegetables. The large entertaining terrace with pergola and outdoor lighting is ideal for alfresco dining. There is a lovely water feature as well as a shed and summer house with electricity.

To the front, there is a large driveway offering parking for multiple vehicles and access to the garage.





## General Remarks and Stipulations

### Tenure

Freehold

### EPC Rating

D

### Local Authority

Buckinghamshire Council G

### Post Code

HP14 3XJ

### Viewing

Strictly by appointment with Bonners & Babingtons

### Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

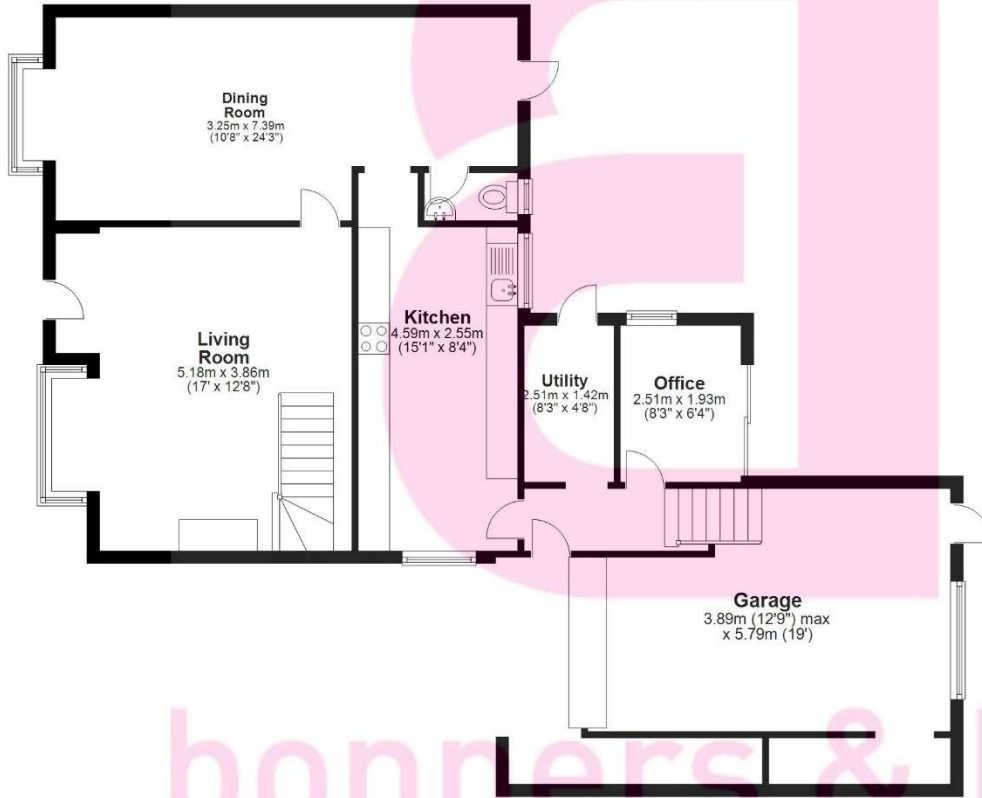
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



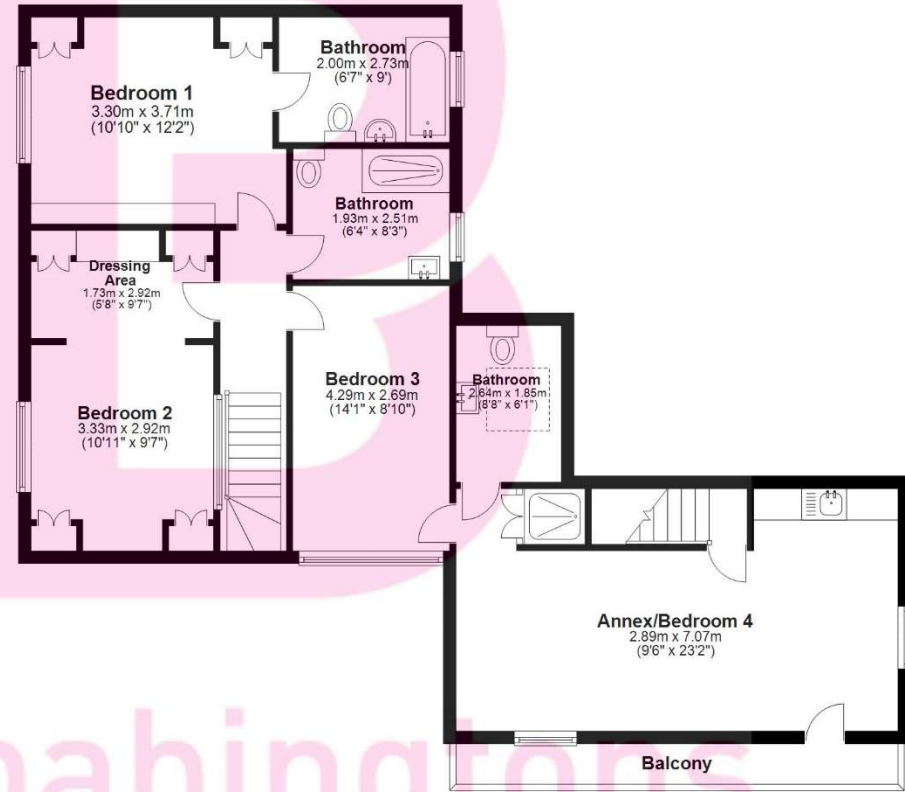
### Ground Floor

Approx. 101.3 sq. metres (1090.1 sq. feet)



### First Floor

Approx. 91.1 sq. metres (980.1 sq. feet)



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Total area: approx. 192.3 sq. metres (2070.2 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.

