



bonners & babingtons

Scholars Rise,
Stokenchurch

Scholars Rise, Stokenchurch, Buckinghamshire, HP14 3FL

Offers in excess of £475,000

A modern family home constructed over three floors and presented in good order throughout having been recently updated by the current owners.

The accommodation briefly comprises : a modern kitchen / dining room with ample waist and eye level storage units and space for white goods, a cosy living room with electric fireplace and a sunroom / playroom with stunning media wall. In addition, there is a downstairs cloakroom.

To the first floor, there are three good sized bedrooms, one benefitting from an en-suite and fitted wardrobes, there is also a main family bathroom with bath, overhead shower and vanity sink unit.
The top floor principle bedroom provides a real wow factor with wall to ceiling fitted wardrobes, ensuite shower room and dual aspect velux windows.

Outside : the rear garden is low maintenance, with patio creating a great family space without the upkeep of grass also offering a storage shed. The property is situated on a private road, with two allocated parking spaces.

Other notable features : Gas central heating, 2 allocated parking spaces, private road.





Stokenchurch

Stokenchurch is a 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, a public house and Indian Restaurant. The property is in walking distance of an Ofsted outstanding local primary school. 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.

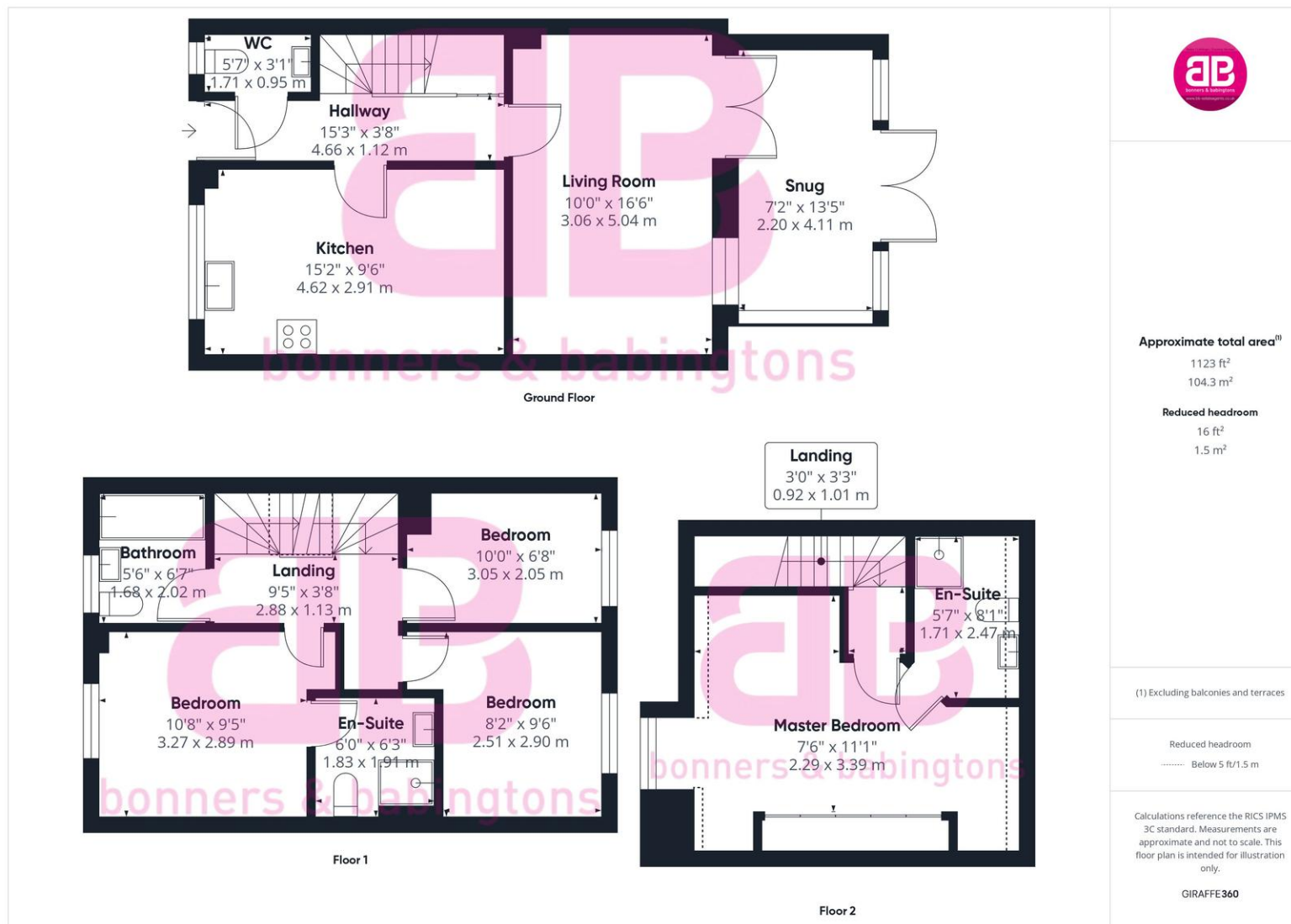
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Tenure: Leasehold

Council Tax Band:



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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

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