



**Connells**

Scholars Rise  
Stokenchurch High Wycombe



# Scholars Rise Stokenchurch High Wycombe HP14 3FL

for sale offers in excess of  
**£300,000**



## Property Description

Modern two-bedroom ground floor maisonette within a cul-de-sac location in the popular village of Stokenchurch. The property comprises of private entrance leading to entrance hall with two storage cupboards. Spacious open plan living / dining room with fitted kitchen including integral oven and hob and space for white goods. There is a double master bedroom with an ensuite shower room. Second double bedroom and a family bathroom. Externally there is allocated parking for one car, ample visitor parking, external storage, front garden and landscaped communal grounds.

The village of Stokenchurch, set in the Chiltern Hills, boasts a semi-rural location whilst still providing ease of access to London and Birmingham, with M40 J5 just a few minutes drive. The village has a number of amenities including shops, well regarded local schools, library, doctor and dental surgeries, community centre, cafe, restaurants.

## Entrance Hall

6' 7" max x 6' 6" max (2.01m max x 1.98m max)

## Reception Room / Kitchen

21' 6" max x 18' max (6.55m max x 5.49m max)

## Bedroom One

11' 3" max x 13' 4" max (3.43m max x 4.06m max)

## Ensuite

4' 2" max x 5' 5" max (1.27m max x 1.65m max)

## Bedroom Two

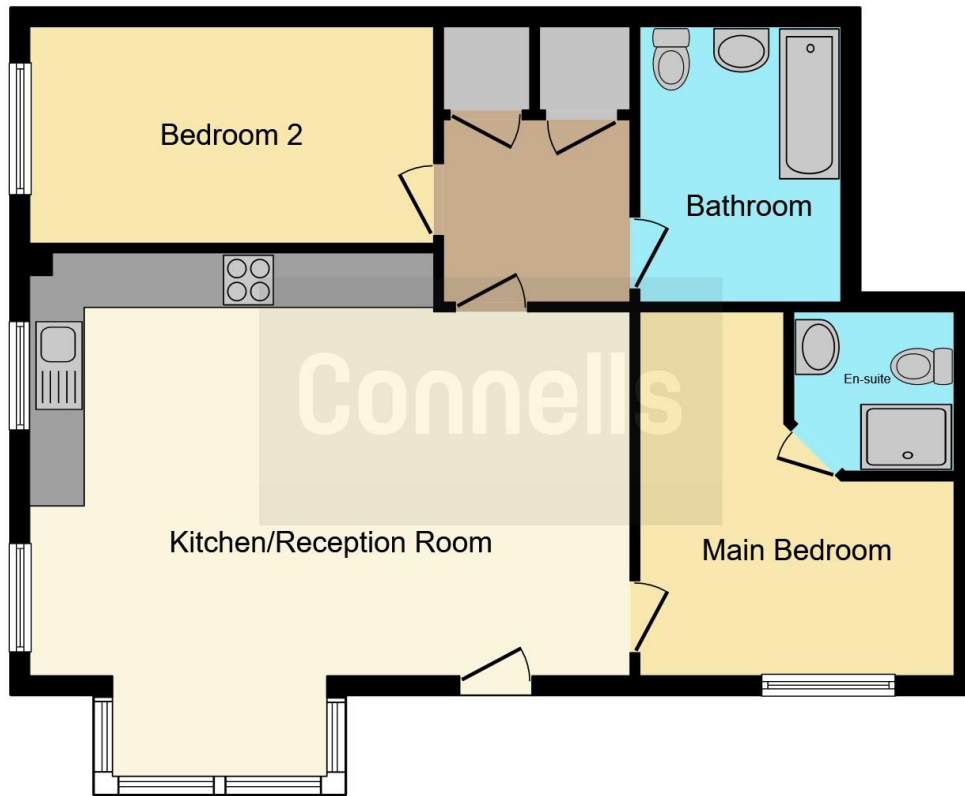
14' 5" max x 7' 8" max (4.39m max x 2.34m max)

## Bathroom

7' 3" max x 8' 4" max (2.21m max x 2.54m max)







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: A**

**view this property online [connells.co.uk/Property/WYC311594](http://connells.co.uk/Property/WYC311594)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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