



TIPPINGS, THE COMMON, STOKENCHURCH
PRICE: £1,450,000 FREEHOLD

am ANDREW
MILSOM

**TIPPINGS
THE COMMON
STOKENCHURCH
BUCKS HP14 3UD**

PRICE: £1,450,000 FREEHOLD

Believed to have been built around 1675, this period property is steeped in history and provides family accommodation which includes a detached barn with garage and SELF CONTAINED ONE BEDROOM ANNEXE.

**0.28 ACRE GROUNDS: FIVE BEDROOMS:
TWO BATHROOMS: SEPARATE W.C.:
FOUR RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
CELLAR: GAS CENTRAL HEATING:
EXPOSED BEAMS: WOODEN FLOORS:
ORIGINAL FIREPLACES. DOUBLE GARAGE:
PARKING: WORKSHOP: FIRST FLOOR
STORAGE: ANNEXE OF BEDROOM/SITTING
ROOM: KITCHEN: SHOWER ROOM.**

TO BE SOLD: This charming period home is located in the heart of this popular Village adjoining common land, perched high in the Chilterns and convenient for Junction 5 of the M40. This handsome homes exudes warmth and character with an abundance of exposed beams, fireplaces and original floorboards. The village combines the best of country living with the an array of shops whilst being nine miles of Marlow and Princes Risborough and seven and a half miles from High Wycombe which provides a fast train service to London in approximately 30 minutes. The village offers thriving community life with an active cricket, football, judo and yoga clubs whilst the surrounding countryside provides plenty of scope for walking and cycling. Buckinghamshire is renowned for its selective education with boys and girls Grammar Schools being found in Marlow and High Wycombe. The accommodation comprises:

ENTRANCE PORCH with front door to

ENTRANCE HALL with steps down to Inner Hall, door to Dining Room and door to



SITTING ROOM with fireplace with wood burning stove and bay window with door to

STUDY with roof light and double doors to outside.



KITCHEN/BREAKFAST ROOM with range cooker, quartz and solid oak base units, twin sinks, plumbing for washing machine and dishwasher, access to loft space with boiler.



DINING ROOM wood burning stove and door to



FAMILY ROOM wood burning stove and door to

INNER HALL with stairs to First Floor and steps down to Cellar.

FIRST FLOOR

LANDING stairs to Second Floor.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



BEDROOM ONE



BEDROOM TWO



BATHROOM white suite of roll top bath, overhead shower and attachment, wash basin and w.c.

BEDROOM THREE

BATHROOM white suite of free standing slipper bath, sink and bidet.

SEPARATE W.C. wash basin and low level w.c.

SECOND FLOOR

BEDROOM FOUR

BEDROOM FIVE with eaves storage and adjoin study area.

OUTSIDE



THE GARDENS: Set back from the road with a commanding view of The Common the house is set in a well-established lawned gardens extending to 0.28 acres. There are a variety of apple, plum and pear trees as well as a vine clad pergola, jasmine and numerous other delightful plantings.

THE BARN

DOUBLE GARAGE with loft storage and a workshop and plenty of driveway parking.



SEPARATE ANNEXE with an open plan Bedroom/Sitting Room, Kitchen and Shower Room.

M48201224 **EPC BAND: N/A**
COUNCIL TAX BAND: G

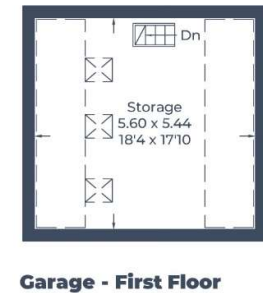
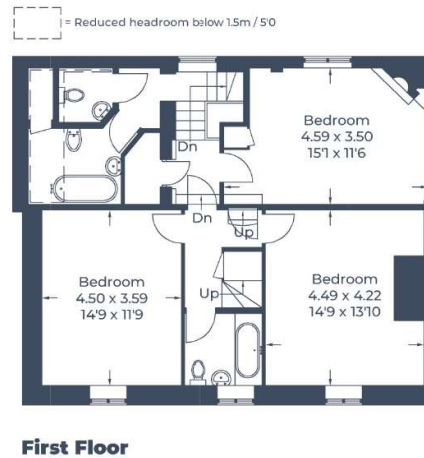
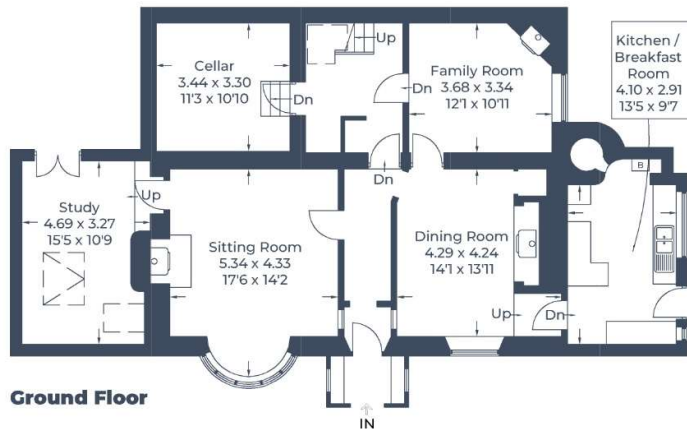
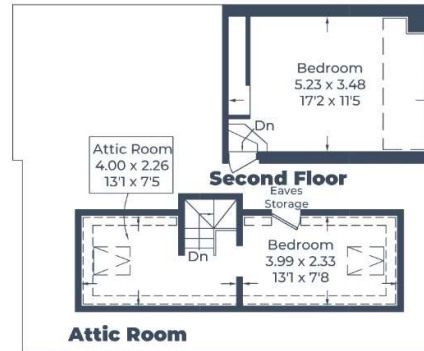
HISTORICAL NOTES: this handsome Grade II listed house was built by Bartholomew Tipping as a 'Free' school for '12 poor boys of the parish' and the Reverend Thomas Delafield who served as headmaster for thirty years made several extensive alterations during his tenure including the addition of three rooms to the rear of the house. Located in the Chiltern Hills, Stokenchurch was used as a resting place for the Royalist and Parliamentary Troops during the Civil War.

VIEWING: Please contact our Marlow office marlow@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: using **HP14 3UD** and when heading North towards the village, Tippings is overlooking The Common on the right

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area = 240.2 sq m / 2585 sq ft
 Outbuilding = 104.3 sq m / 1122 sq ft
 Total = 344.5 sq m / 3707 sq ft
 (Including Attic Room / Garage)



Annexe
 (Not Shown In Actual Location / Orientation)