



BURGESS HOUSE, CHURCH PATH, STOKENCHURCH
PRICE: £625,000 FREEHOLD



**BURGESS HOUSE
CHURCH PATH
STOKENCHURCH
BUCKS HP14 3TJ**

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Situated in the heart of the village and with views across the green, a charming three bedroom Victorian cottage with a wealth of character and original features strongly recommended for an internal inspection.

PRIVATE LOW MAINTENANCE REAR GARDEN: THREE BEDROOMS: USEFUL LOFT ROOM: BATHROOM: ENTRANCE HALL: LIVING ROOM: SITTING ROOM: DINING ROOM: KITCHEN: UTILITY ROOM: SHOWER ROOM: CELLAR: GAS CENTRAL HEATING: DOUBLE GLAZING: ON STREET PARKING.

TO BE SOLD: A delightful end of terrace cottage providing good sized living accommodation and an abundance of charm and character including three reception rooms with feature fireplaces, main bedroom with an impressive vaulted ceiling, useful loft room, a cellar and a private low maintenance garden.

Stokenchurch village has shops for day-to-day use, doctor's surgery, post office, library and primary school, whilst more extensive facilities can be found in High Wycombe, the market town of Thame and the riverside town of Marlow. There is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway stations are located in High Wycombe and Saunderton (free parking) with links to London Marylebone and Birmingham and Marlow with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line.

The accommodation comprises

Part glazed front door to **ENTRANCE LOBBY** with quarry tiled floor and panelled door to **ENTRANCE HALL** with laminated wood flooring, stairs to first floor, radiator.



LIVING ROOM front aspect double glazed window with fitted shutters, feature fireplace with cast iron log burner, wooden flooring, tv point, central beam, radiator.



SITTING ROOM front aspect double glazed window with fitted shutters, exposed brick fireplace with cast iron log burner, storage cupboard, radiator.



DINING ROOM dual aspect double glazed window with fitted shutters and doors to garden, feature fireplace with tiled hearth, wooden flooring, recessed dresser, radiator.



KITCHEN fitted with a range of Shaker style units, wooden work surfaces, enamel sink, range style gas cooker, space and plumbing for dishwasher, dual aspect double glazed leaded light windows, beamed ceiling and door to **CELLAR** which provides useful storage with light and power.

UTILITY ROOM providing space and plumbing for washing machine, space for fridge, radiator, door to garden.



SHOWER ROOM walk in double sized shower, wash hand basin, low level wc, heated towel rail, tiled floor, part tiled walls, shelved cupboard, double glazed frosted window.

FIRST FLOOR LANDING access to loft room.



BEDROOM ONE front aspect room with double glazed window with fitted shutters, impressive

beamed and vaulted ceiling, exposed brick chimney breast, radiators.

BEDROOM TWO front aspect double glazed window with fitted shutters, built in wardrobes, radiator.

BEDROOM THREE rear aspect room with double glazed window, built in wardrobes, radiator.

BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, wash hand basin, low level wc, Velux window, heated towel rail, tiled floor.



SECOND FLOOR

USEFUL LOFT ROOM with two areas, one with restricted head height, Velux windows, beamed ceiling, eaves storage, radiator.

TO THE FRONT is an area of garden with picket fence surround and pathway to front door and views across the green.



TO THE REAR is a private area of paved garden with panel fence and brick wall surround, gated side access, timber shed and bin store.

M49140426 EPC BAND: TBC

COUNCIL TAX BAND:

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **HP14 3TJ**, Burgess House can be identified by an Andrew Milsom for sale board.

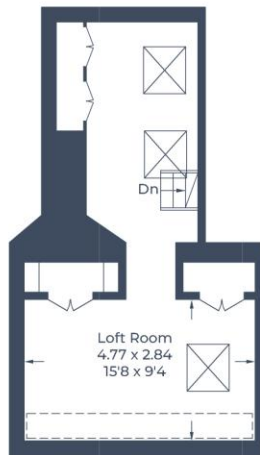
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

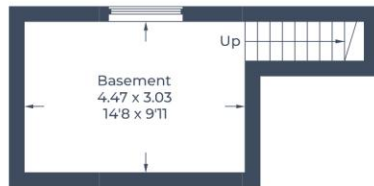
Approximate Gross Internal Area
 First Floor = 15.5 sq m / 167 sq ft
 Ground Floor = 97.9 sq m / 1,054 sq ft
 First Floor = 64.7 sq m / 696 sq ft
 Second Floor = 29 sq m / 312 sq ft
 Total = 207.1 sq m / 2,229 sq ft



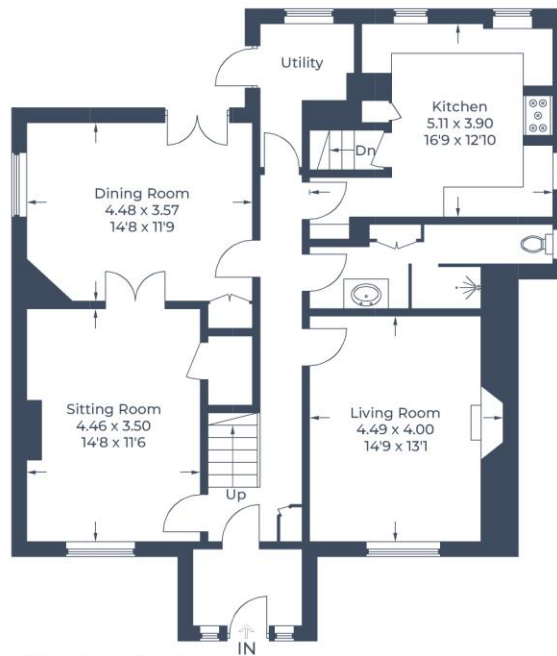
 = Reduced headroom below 1.5m / 5'0



Second Floor



Basement



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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