



9 STUDDRIDGE COURT, STOKENCHURCH
PRICE: £799,950 FREEHOLD

am ANDREW
MILSOM

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STOKENCHURCH
BUCKS HP14 3UL**

PRICE: £799,950 FREEHOLD

Situated on the edge of the village, heading towards Ibstone in the Chiltern AONB, an extremely well appointed four bedroom detached home having been considerably improved over recent times worthy of an internal inspection. There are beautiful countryside walks within a short stroll, including the Wormsley Estate, the home of Garsington Opera.

**LANDSCAPED GARDENS BACKING ONTO FARMLAND: MAIN BEDROOM WITH ENSUITE SHOWER ROOM:
THREE FURTHER BEDROOMS:
BATHROOM: ENTRANCE HALL:
CLOAKROOM: LIVING ROOM: STUDY:
IMPRESSIVE OPEN PLAN
KITCHEN/LIVING/DINING AREA:
UTILITY ROOM: DOUBLE GLAZING:
OIL FIRED CENTRAL HEATING:
SINGLE GARAGE:
DRIVEWAY PARKING FOR 6 CARS.**

TO BE SOLD: A cleverly extended four bedroom detached home situated in this peaceful cul de sac setting close to open countryside with an impressive open plan kitchen, dining and living area and a lovely well kept garden to the rear.

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 HALL** wooden flooring, radiator and stairs to First Floor Landing.

CLOAKROOM comprising low level w.c., vanity wash hand basin, double glazed frosted window, heated towel rail.



LIVING ROOM front aspect room with double glazed window, feature fireplace with inset cast iron log burner, television aerial point and radiator.



STUDY double glazed window, laminated wood flooring and radiator.



OPEN PLAN KITCHEN/LIVING/DINING AREA

Kitchen recently refitted with a range of Shaker style floor and wall units, granite work surfaces, one and a half bowl sink unit with Quooker tap, space for range style cooker with extractor fan over, tall cupboard housing oven and microwave, space for American style fridge freezer, integrated dishwasher, rear aspect bi-folding doors leading to the rear garden, central island unit/breakfast bar with cupboards under, power sockets, USB charging points, wine rack, wooden flooring with underfloor heating.

UTILITY ROOM fitted with a matching range of floor and wall units, one and a half bowl sink unit, integrated dishwasher, central heating boiler, tiled floor, radiator, space and plumbing for washing machine, door to garden.

FIRST FLOOR

LANDING access to loft space, airing cupboard.

CLOAKROOM comprising low level w.c., vanity wash hand basin with tiled splash back, double glazed frosted window, heated towel rail.



BEDROOM ONE front aspect room with double glazed window, range of built in wardrobes, radiator.

ENSUITE SHOWER ROOM tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, laminated wood flooring.



BEDROOM TWO double glazed window, radiator.

BEDROOM THREE rear aspect room with double glazed window providing superb views over the rear garden, radiator.

BEDROOM FOUR rear aspect room with double glazed window, radiator.

BATHROOM white suite comprising enclosed panel bath with shower over, vanity wash hand basin, double glazed frosted window, heated towel rail.

TO THE FRONT of the property is a good sized area of lawned garden and a shingle driveway providing off road parking. **GARAGE** with electric up and over door, light, power and water softener.



TO THE REAR the landscaped gardens are an attractive feature of this property offering a high degree of privacy with a large paved patio area to the

rear of the house leading onto the remainder of the garden which is predominantly laid to lawn in two areas with well stocked flower and shrub borders, ornamental fish pond, outside tap, electric points, shingled border, decked seating area, leading through to the bottom of the garden where there is a vegetable garden with raised sleeper edge planters, timber garden shed, backing onto farmland to the rear.



M48580625 EPC BAND: TBC

COUNCIL TAX BAND: F

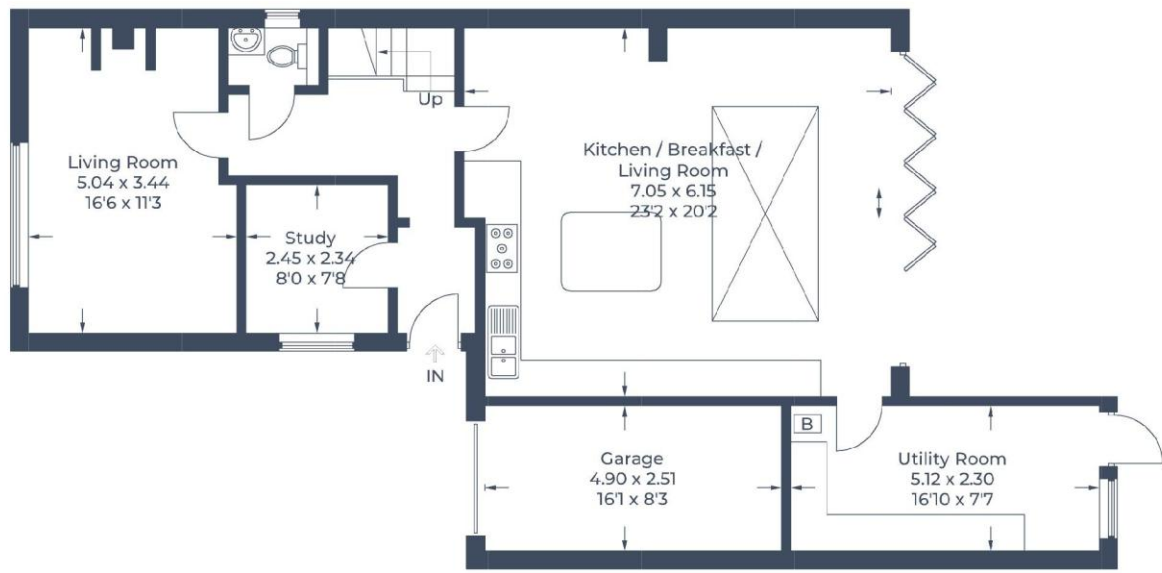
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **HP14 3UL** Studdridge Court can be found immediately on the right hand side as you turn into Mill Road.

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
Ground Floor = 92.5 sq m / 996 sq ft
First Floor = 51.8 sq m / 557 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 156.1 sq m / 1,680 sq ft



Ground Floor



First Floor