



5 The Common, Stokenchurch, Buckinghamshire, HP14 3UH  
£367,500

## 5 The Common

Stokenchurch, High Wycombe

- Village Centre Character Cottage
- Extended Accommodation With Modern Fintments Throughout
- Living Room, Open Plan Kitchen/Dining Room
- Two Bedrooms & Shower Room To First Floor
- Character Features Including Fireplace & Exposed Beams
- Overlooking Village Common

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

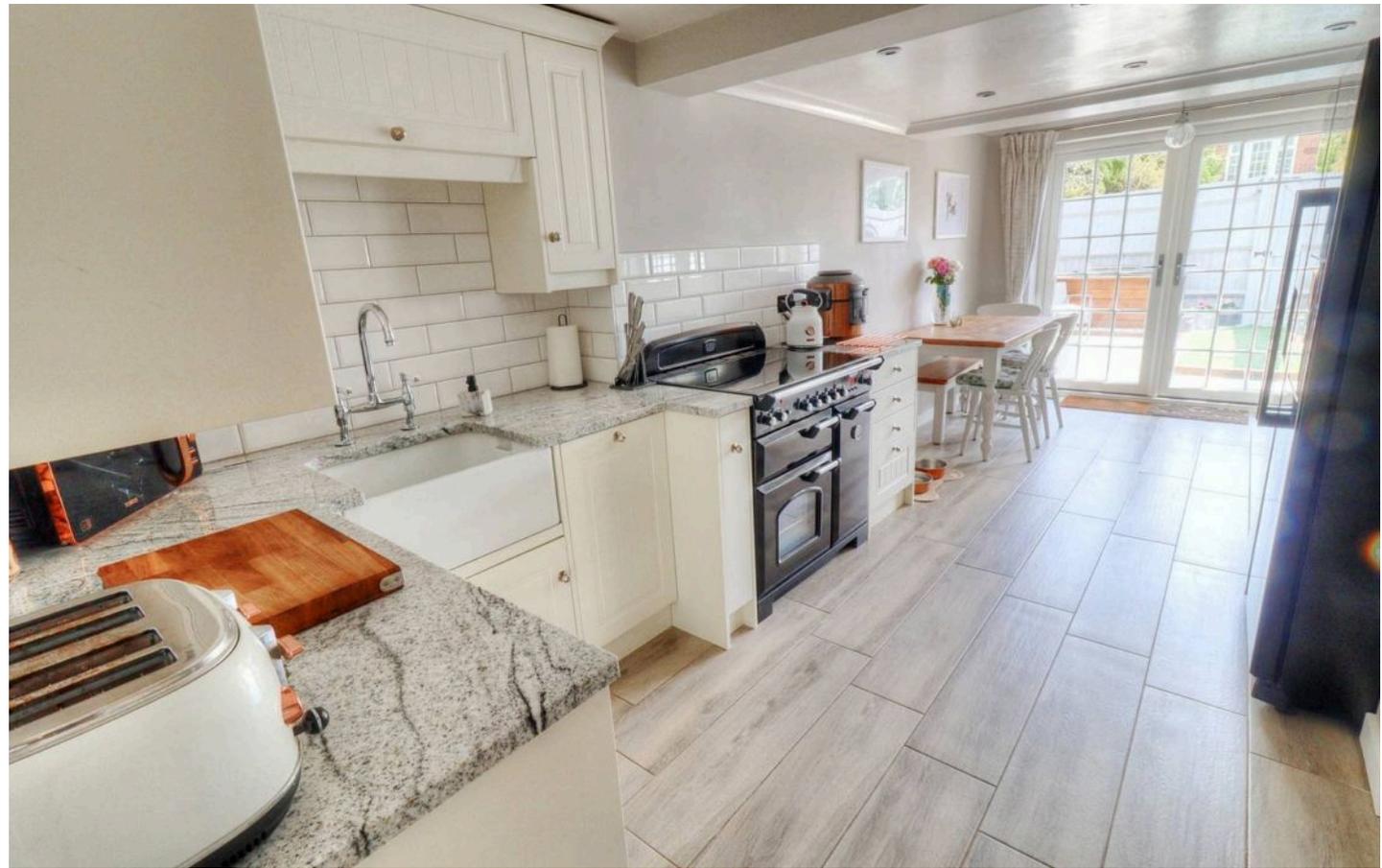


## 5 The Common

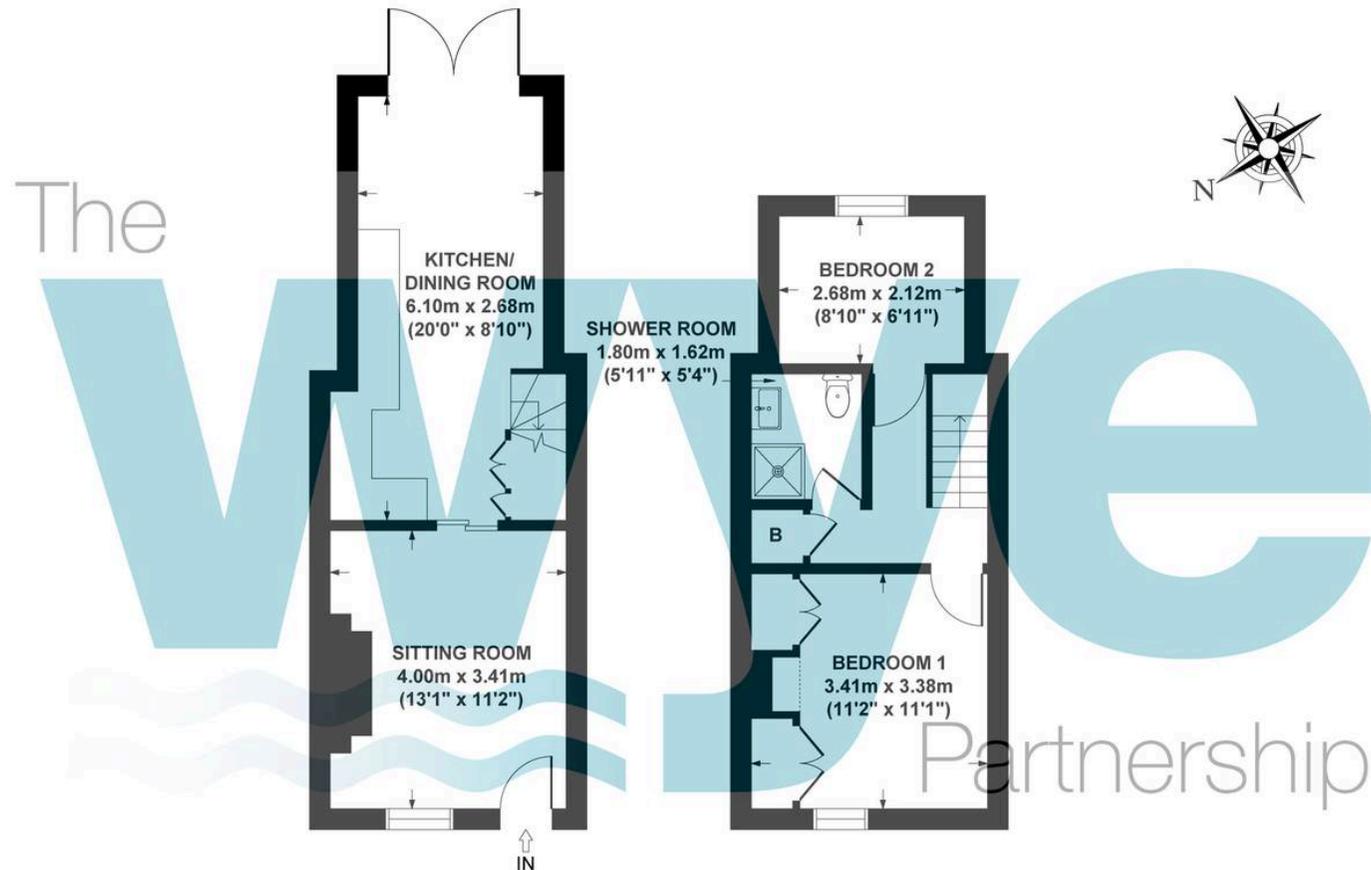
Stokenchurch, High Wycombe

An extended village centre two bedroom cottage with character features and modern fitments throughout.

Offering a perfect blend of modern style living and character cottage charm is this extended home that is well located in the village centre overlooking one of the four local village commons. With modern fitments throughout the accommodation comprises living room with feature fireplace and exposed beams, open plan modern fitted/dining room that opens to the rear garden, first floor landing, two bedrooms, updated shower room/W.C., double glazing and gas heating to radiators. The enclosed private rear garden is laid to patio and artificial lawn. Viewing highly recommended.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 32 SQ M / 344 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 27 SQ M / 295 SQ FT

**THE COMMON, STOKENCHURCH, HP14 3UH**  
**APPROX. GROSS INTERNAL FLOOR AREA 59 SQ M / 639 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch - HP14 3TA

01494 509377 • stokenchurch@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

