



**3 Rose Cottages, The Common, Stokenchurch, Buckinghamshire, HP14 3UA.**

**£475,000**

## 3 Rose Cottages The Common

Stokenchurch, High Wycombe

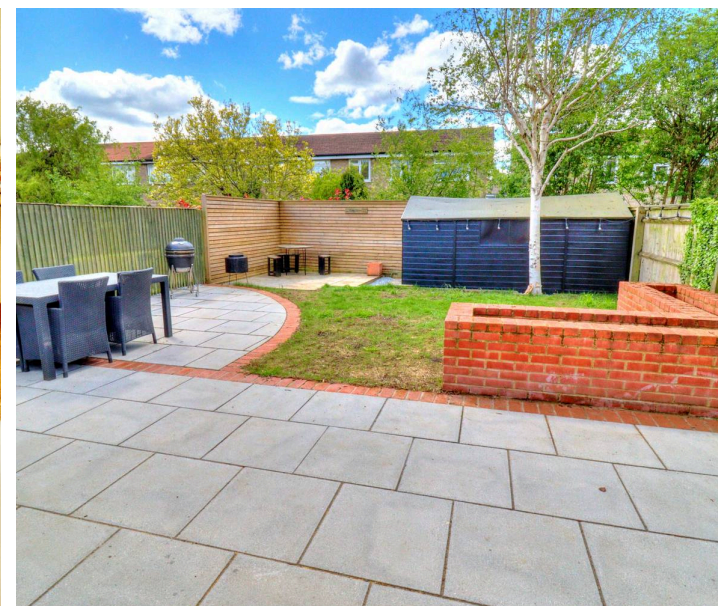
- Character Cottage Located In A Tucked Away Position
- Village Centre Location With Easy Access To Local Amenities
- Living Room With Woodburner
- Two Double Bedrooms With En-Suite To Main Bedroom
- Modern Fitments & Character Features Throughout
- South Facing Rear Garden & Off Street Parking To Front

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



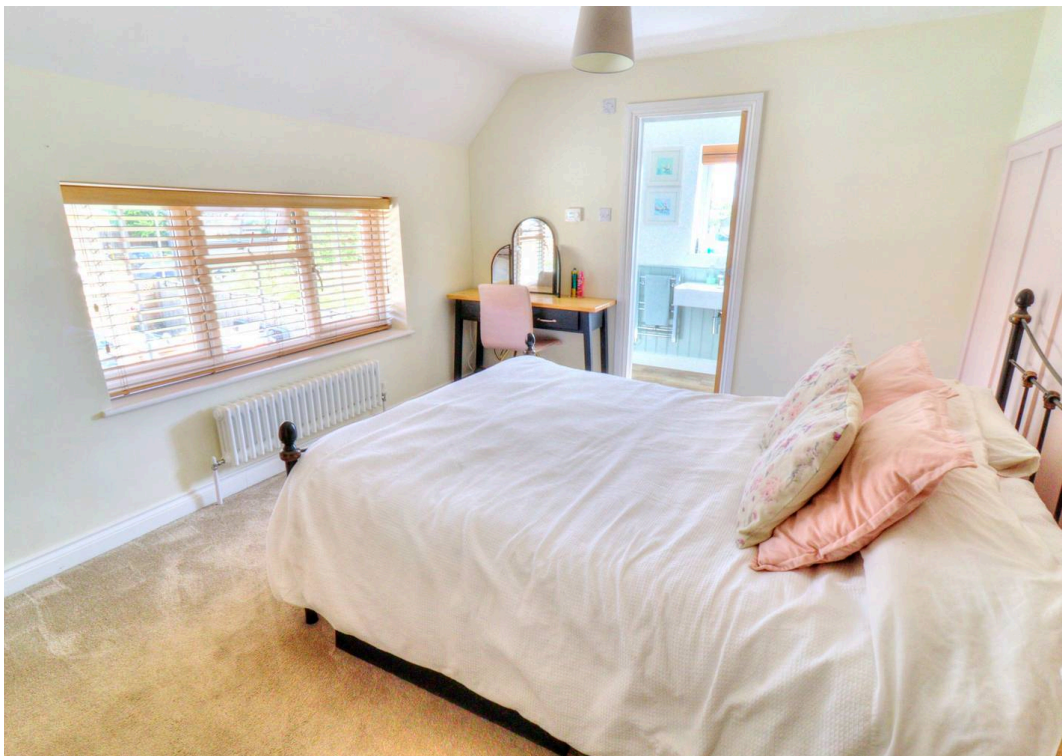
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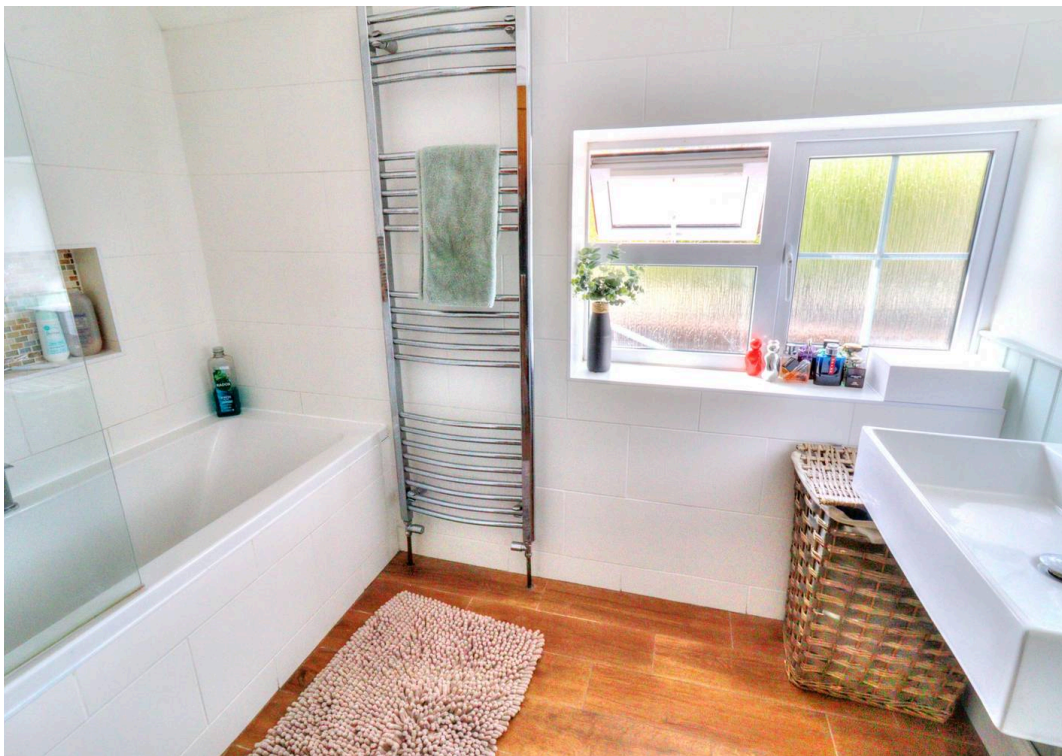
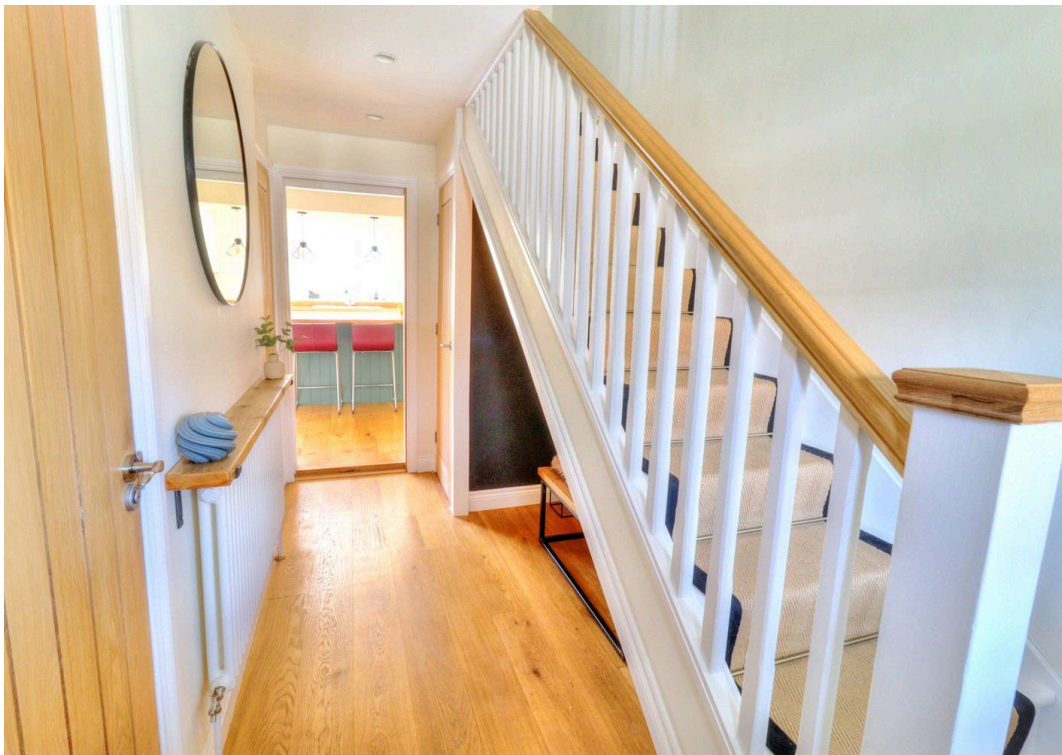
Stokenchurch, High Wycombe

An improved two bedroom character cottage with modern fittings throughout.

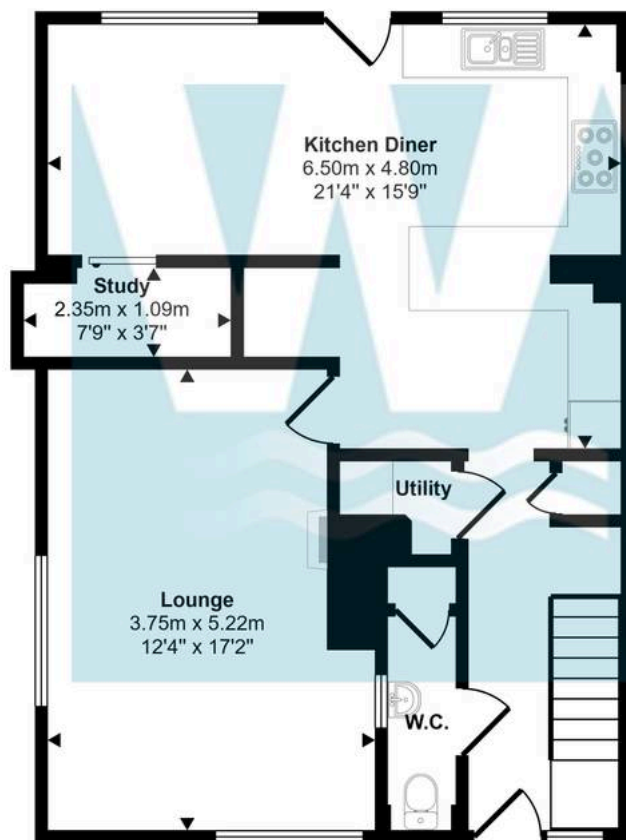
Located in a tucked way position within the village centre is this updated 'brick & flint' cottage offering the perfect blend of character features within a modern layout. The bright and airy accommodation comprise entrance hall with built in storage cupboard, cloakroom, utility cupboard, open plan kitchen/dining area fitted in a range of base and eye level units, wooden work surfaces and fitted breakfast bar, office/study and dual aspect living room with beam to ceiling and wood burner. To the first floor there is the main bathroom, two double bedrooms both with built in wardrobes and en-suite shower room to main bedroom. Outside there is off street parking for numerous vehicles. The garden to rear has a southerly aspect and is laid to large patio, area of lawn, decking area and outside storage with large garden shed and workshop to side. The accommodation is complimented by double glazing and gas heating to 'classic' style radiators.



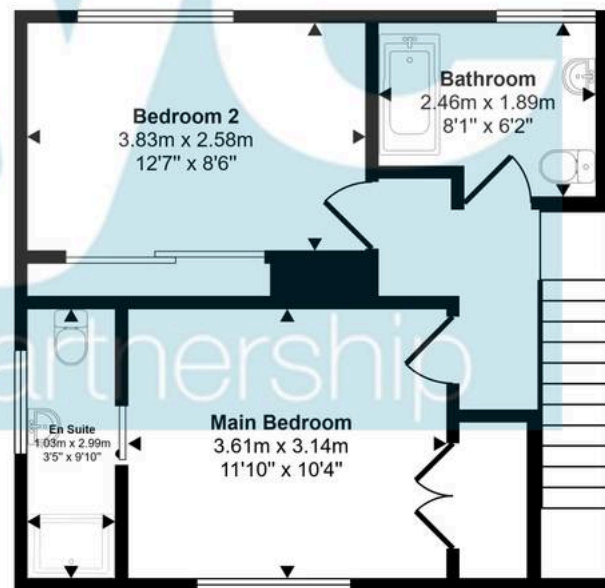




Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 60 sq m / 647 sq ft



First Floor  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# The Wye Partnership Stokenchurch

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