



4 The Haven

Stokenchurch, High Wycombe

- Modern Detached Family Home Located In A Gated Private Cul De Sac
- Spacious Accommodation Perfect For Modern Family Living
- Four Double Bedrooms (Two With En-Suites) & Family Bathroom
- Living Room, Study, Cloakroom, Utility & Open Plan Kitchen/Diner
- Large Gardens To The Side With Detached Studio/Office
- Ample Off Street Parking & Garage

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

Tenure: Freehold

EPC Energy Efficiency Rating: C



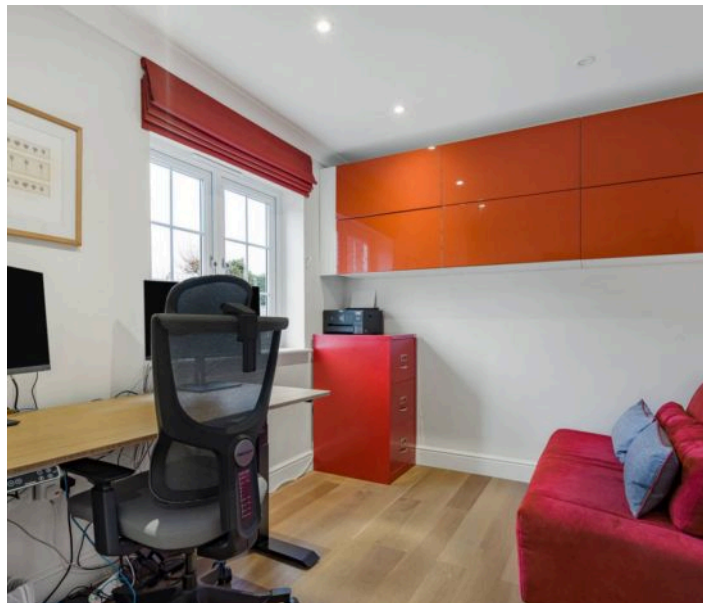
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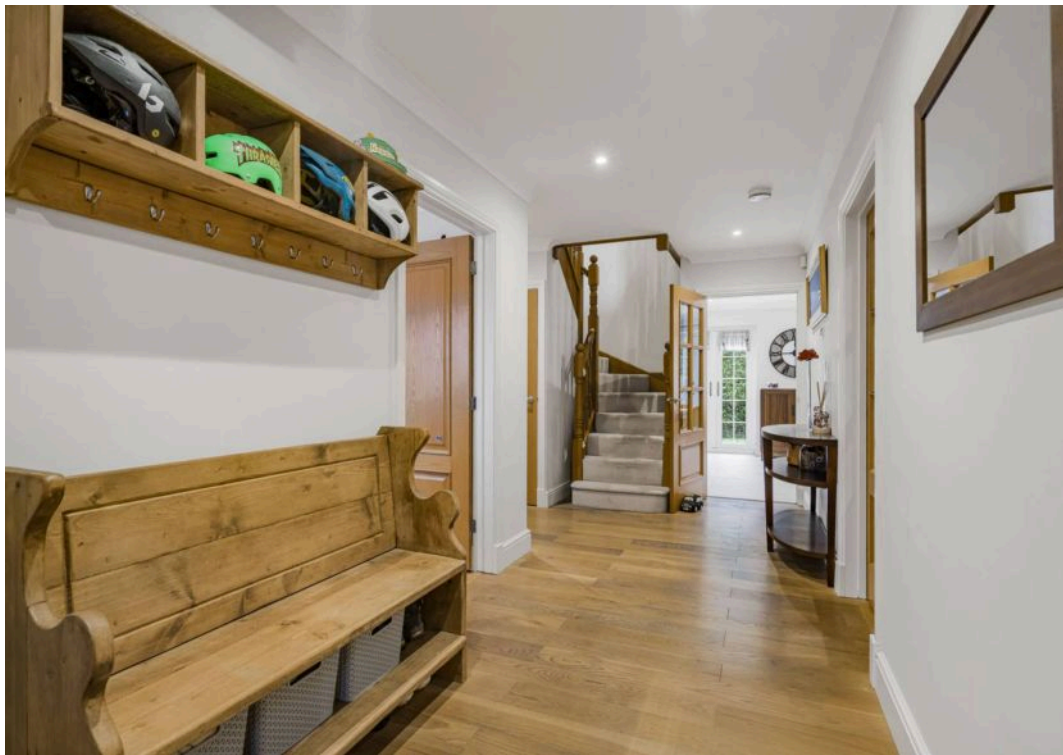
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A rarely available spacious four bedroom detached family home located in a private cul de sac.

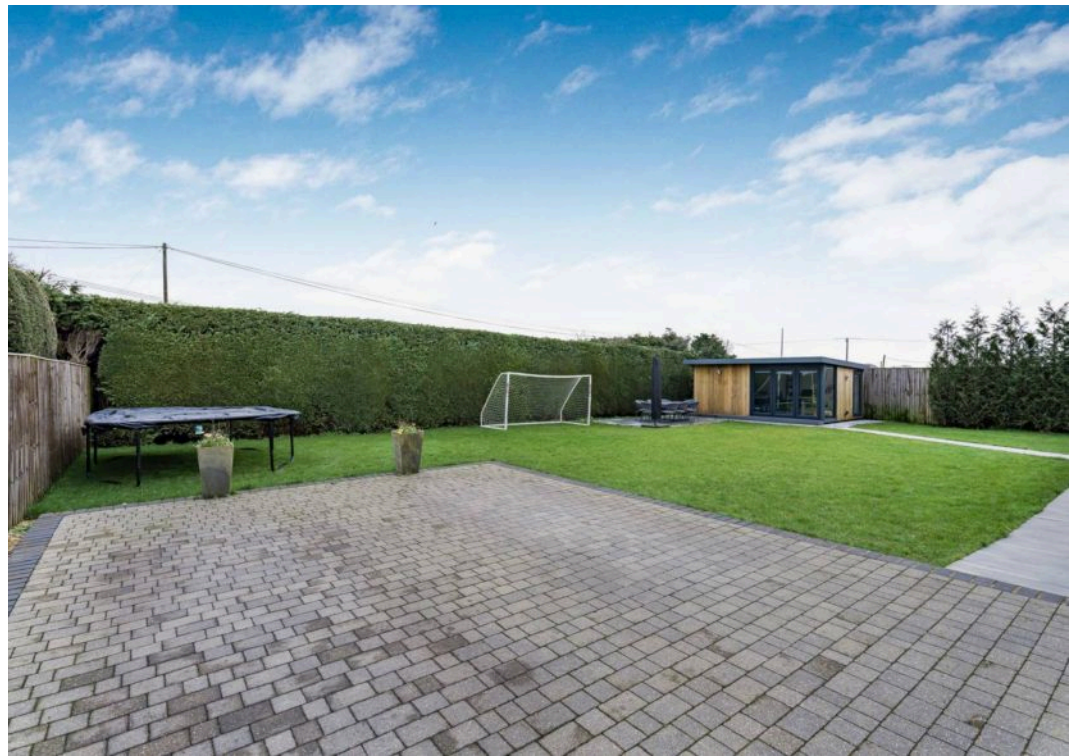
Private Gated Cul De Sac | Entrance Hall | Living Room | Study | Cloakroom/W.C. | Dining Area | Modern Fitted Kitchen | Utility Room | First Floor Landing | Four Double Bedrooms | En-Suite Shower Room To Bedroom One & Two | Family Bathroom | Double Glazing | Under Floor Heating & Radiator Via Electric Air Source Heat Pump | Gardens To Side & Rear | Detached Office/Studio | Off Steet Parking & Garage |

With its bright and airy accommodation this modern detached home benefits from larger than average gardens to the side providing an ideal family garden with extra off street parking and a detached office/studio. Located at the end of a gated private cul de sac you enter into a spacious hallway that leads to all ground floor rooms which include cloakroom/W.C., study, living room with foldable doors opening to the open plan kitchen/dining room with its modern fitments and utility room. Four double bedrooms, two en-suite shower rooms and the family bathroom to the first floor. The accommodation is complemented by double glazing and electric air source heat pump heating to underfloor on the ground floor and radiators to the first floor. Outside there is ample off street parking to front and side along with garage. The gardens can be found to rear and side along with the detached studio with light and power. Viewing is highly recommended.









**Approximate Gross Internal Area 1898 sq ft - 177 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1053 sq ft – 98 sq m

First Floor Area 845 sq ft – 79 sq m

Outbuilding Area 207 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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