



1 New Road

Stokenchurch, High Wycombe

- Impeccably Presented Town House With Views To Rear
- Spacious Flexible Accommodation Over Three Floors
- Four Bedrooms & Dressing Room/Study
- Large Living Room, Kitchen/Breakfast Room & Snug
- Family Bathroom & Additional Shower Room
- Garden To Rear & Parking To Front

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 local pub. 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: C



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An impeccably presented four bedroom townhouse offering flexible accommodation and countryside views.

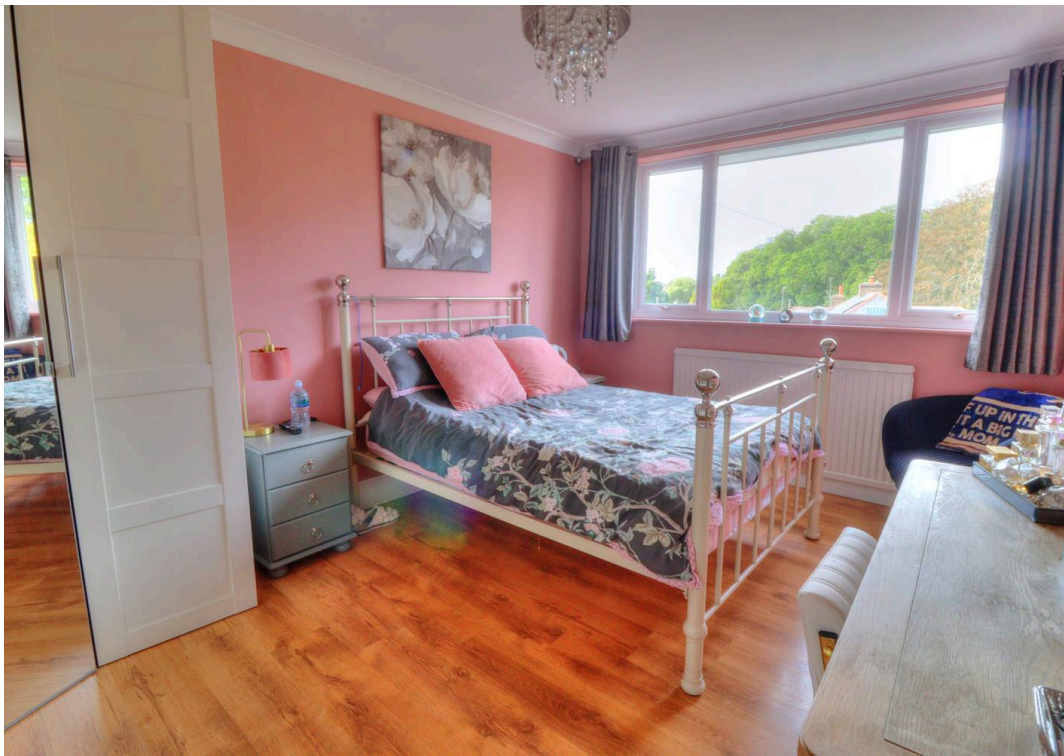
Located in a small driveway of just three properties, this deceptively spacious four bedroom end of terrace townhouse offers well planned accommodation arranged over three floors, along with ample parking and a low maintenance garden.

Upon entering, the welcoming entrance hall provides access to a useful range of storage cupboards, as well as a ground floor shower room and WC. The modern kitchen features a breakfast bar which flows through to a cosy snug/living area with french doors opening directly onto the rear garden. The garden is laid to gravel, creating a low maintenance outdoor space that remains neat throughout the year.

The first floor features a generous living room with ample space for a dining area, making it an ideal space for relaxing and entertaining. There is also a versatile dressing room, which could equally be used as a home office, leading through to a double bedroom.

On the second floor, there is a spacious family bathroom with both a separate shower cubicle and bath, along with three further bedrooms, two of which are double rooms, providing excellent flexibility for family living, guests or home working. The rear of the property overlooks open countryside with ample parking to front. The property also features gas heating to radiators and double glazing. Viewing recommended to appreciate the large flexible accommodation.

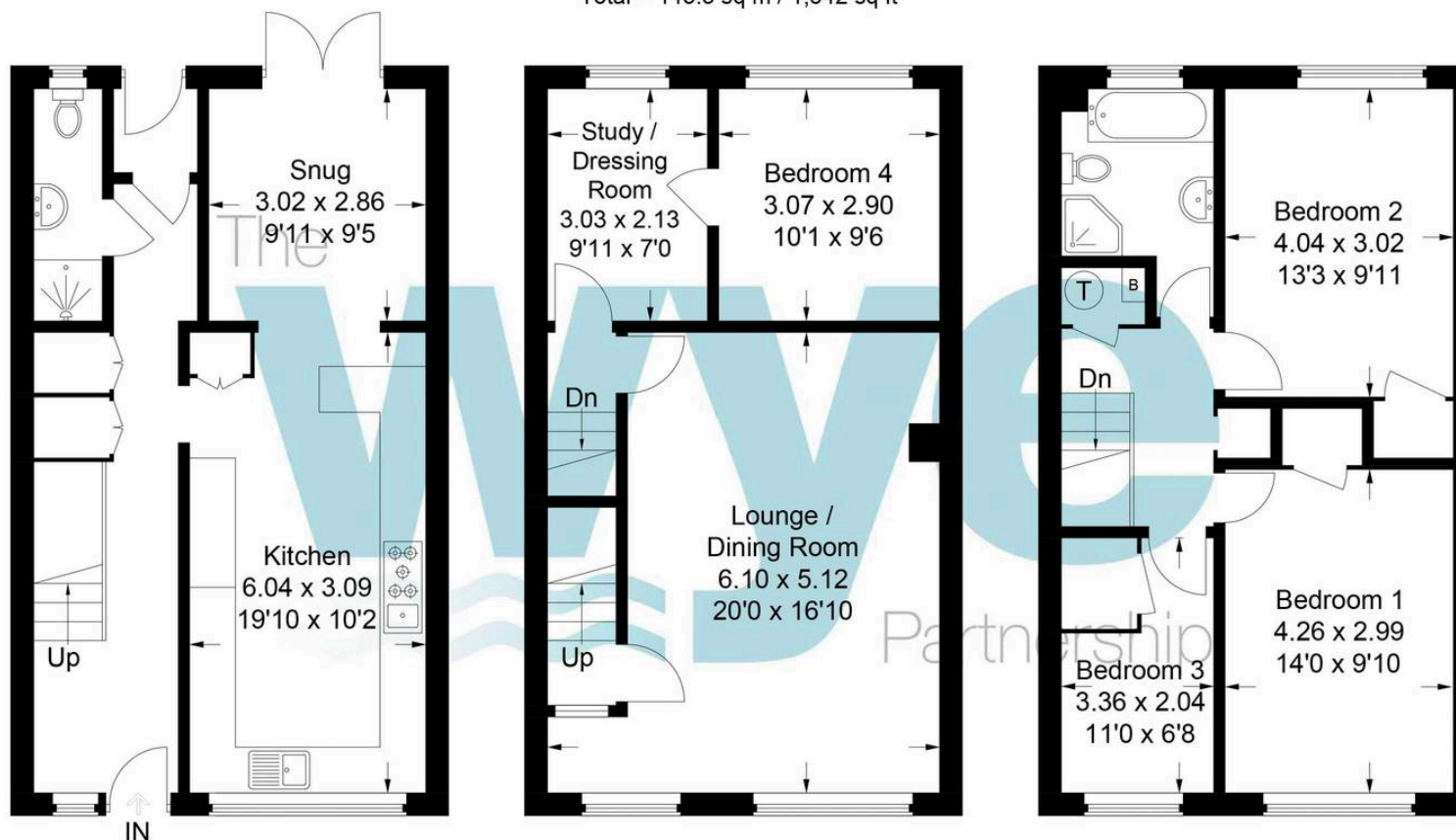






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Approximate Gross Internal Area
 Ground Floor = 48.1 sq m / 518 sq ft
 First Floor = 47.6 sq m / 512 sq ft
 Second Floor = 47.6 sq m / 512 sq ft
 Total = 143.3 sq m / 1,542 sq ft



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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