





Features

- NO ONWARD CHAIN
- Scope to Extend STPP
- Large Driveway
- Three Double Bedrooms
- Kitchen Open to Dining Room
- Private South Westerly Rear Garden with Outbuildings
- Two Bathrooms

Set back from the road, approached via a footpath and driveway this delightful home, offers light and spacious living accommodation.

The front door opens into a hall with stairs rising to the first floor and doors to; a sitting room with triple aspect windows, a feature fireplace and patio doors into the sunroom and a dining room with bay window overlooking the front of the property. The fitted kitchen is accessed via an archway and includes a range of above and below counter units, integral ovens, induction hob with extractor over, dishwasher and a sink with drainer overlooking the rear garden and a serving hatch into the sitting room. At the rear of the kitchen is a door into the sunroom creating a good flow around the home. The sunroom is currently used as a playroom overlooking the secluded rear

garden with door to the ground floor shower room, inclusive of a basin, toilet, boiler and plumbing for a washing machine. To the first floor are three double bedrooms, with main bedroom being dual aspect and includes a plethora of wardrobes. The family bathroom includes a basin, toilet and bath.

Situated on a good sized plot, the grounds at the front include a mix of lawns and planting with driveway parking for more than 4 cars, access to the garage currently used as a workshop and gym and includes a separate store to the side. There is access between the house and garage wide enough to park a vehicle behind gates if needed. The rear garden includes established tree and shrub borders, vegetable garden, pagoda and a patio, all facing a south westerly direction. There are a range of outbuildings; a garden shed



located at the rear of the garden with a covered area housing the oil tank and wood store, a garden room currently used for storage which could be repurposed as an office or gym with garden storage to the side. Due to the width of the plot this home offers any potential buyer the opportunity to extend the home with ease, subject to the necessary planning permissions.

Studley Green is a village within the Chiltern Hills set in between Stokenchurch and West Wycombe with countryside walks on its doorstep. Opposite the property is a bridleway into woodland, with a nature reserve beyond. Closeby is a range of local amenities, including cafes, shops and public houses and the house is in catchment for an Ofsted outstanding primary school. It is an ideal commuter location, especially for those wanting to be on the outskirts of a busy town, given

that it is flanked by both High Wycombe and Princes Risborough. M40 Junction 5 is at the northern end of the village making it ideal for access to both Oxford and the M25 at Junction 1A. Wycombe is the larger of the two towns and has grown into a significant regional town, with superb amenities that make it the envy of many of its neighbours. Secondary schooling, as well as the excellent Chiltern Railway service that reaches London Marylebone in under half an hour have been major draws for people looking to relocate to the area from all parts of the United Kingdom.

Property Details (to be verified by a solicitor)

EPC Rating: E (52)

Council Tax Band: E

Oil Fired Central Heating and No Onward Chain



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Approximate total area⁽¹⁾

1748 ft²

162.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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