



**Walnut Lodge, 55 New Road, Stokenchurch, Buckinghamshire, HP14 3SQ**

**£850,000**

# 55 New Road

Stokenchurch, High Wycombe

- A Modern Contemporary Detached Home
- Impeccably Presented With Versatile Spacious Accommodation Throughout.
- Three Reception Rooms & Modern Fitted Kitchen
- Four Bedrooms & Walk In Loft Room
- En-Suite Bathroom & Walk In Dressing Room To Main Bedroom
- Carraige Driveway, Double Garage & Well Kept Gardens

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



## 55 New Road

Stokenchurch, High Wycombe

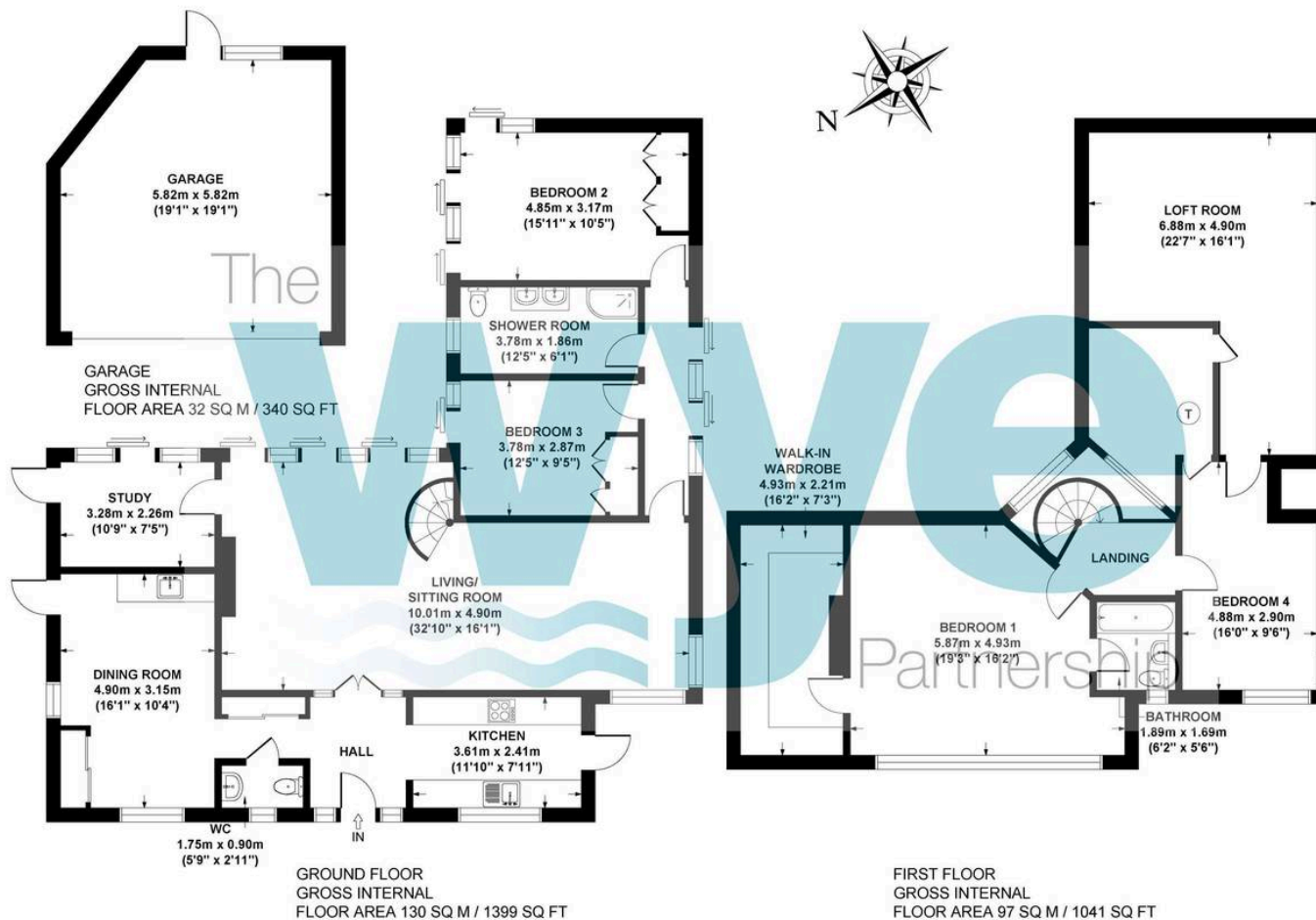
A modern contemporary four-bedroom home offering impeccably presented, light-filled, and spacious accommodation throughout.

Extending to just over 2,700 sq ft, this versatile and well-appointed home offers spacious accommodation comprising four bedrooms, three reception rooms, a fitted kitchen, and a double garage. A double-glazed front door opens into a welcoming entrance hall, from which double doors lead into an impressive sitting room. This generously proportioned space benefits from double-glazed doors opening onto the rear garden, and a striking spiral staircase. The dining room benefits from a useful storage cupboard housing the recently replaced gas-fired boiler and a practical utility area with granite work surfaces and sink unit. The kitchen is well-equipped with a range of contemporary white gloss units, granite work surfaces, an integrated Miele oven, induction hob with stainless steel extractor hood, and an integrated fridge/freezer. The ground floor also accommodates the study and two double bedrooms, served by a modern shower room. Upstairs, the principal bedroom features a vaulted ceiling, walk-in wardrobe, and en suite. The fourth bedroom also enjoys an attractive cathedral-style window, with an adjoining loft room offering potential to create an en suite shower room, subject to any necessary consents. Outside, twin five-bar gates open onto an in-and-out driveway, providing ample off-road parking alongside the double garage. The front garden is laid to lawn, while gated access leads to the attractively landscaped rear garden. Designed for ease of maintenance, the garden features paved and pebble areas, complemented by a raised timber sun deck and wooden pergola.









**NEW ROAD, STOKENCHURCH, BUCKINGHAMSHIRE, HP14 3SQ**  
**APPROX. GROSS INTERNAL FLOOR AREA 259 SQ M / 2780 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch - HP14 3TA

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