



Pigeon Farm Road

Stokenchurch

Buckinghamshire

HP14 3TE

Guide Price £550,000

Bonnors and Babingtons are proud to present this extended four bedroom, two reception room family home. Situated in a quiet cul-de-sac close to local shops and amenities. Only a short walk to the popular primary school.

The property consists of; An entrance hallway with a downstairs cloakroom and under stairs storage ideal for shoes and coats. The living room is a generous size and is a great family space, boasting two large windows to the front, overlooking an open green space. The kitchen/diner is well equipped with built in appliances, including a double oven, fridge freezer, dishwasher and washing machine while providing both ample eye and waist level storage, also boasting space for a dining table. The kitchen flows into an additional reception room with French doors opening out onto the southwest facing garden.

Upstairs there are four good size bedrooms with potential to improve, there is also a family bathroom with a bath and overhead shower.

Outside

There is a well maintained, private rear garden which is mainly laid to lawn with shrub borders, and a path leading to a double garage with driveway. To the front of the house is a further area of lawn with a further communal area that adjoins mature trees.

Other notable features include gas central heating, boarded loft with pulldown ladder, close to local shops and amenities.



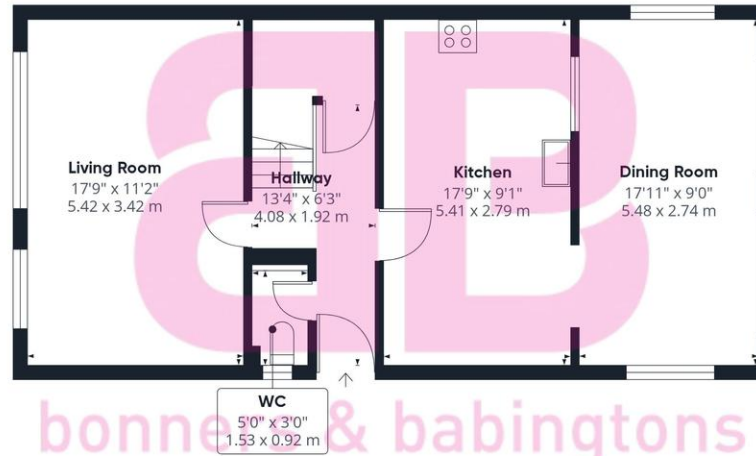


**Location**  
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



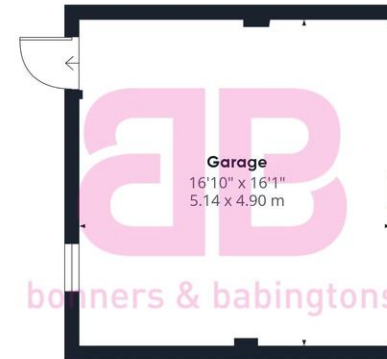
**Tenure:** Freehold  
**Council Tax Band:** E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>

1495 ft<sup>2</sup>  
138.8 m<sup>2</sup>

(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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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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