



bonners & babingtons

George Road,  
Stokenchurch



# George Road, Stokenchurch, Buckinghamshire, HP14 3RN

## Offers in excess of £550,000

An immaculately presented 4 bedroom detached family home providing driveway parking for several vehicles, within the heart of the village.

The accommodation briefly comprises on the ground floor; a large entrance hallway with a storage cupboard for shoes and coats and additional WC. The living/dining room is dual aspect with French doors to the rear. A bright spacious kitchen with integrated dishwasher, range cooker and American style fridge freezer, flowing through to the utility room with space for white goods. In addition, there is a study room, ideal for those working from home.

Upstairs, there are 4 bedrooms, principal bedroom providing built in storage and an ensuite, a double with space for wardrobes and a further 2 single bedrooms. The family bathroom provides a bath, overhead shower and heated towel rail.

### Outside

The sunny rear garden is boarded by shrubs and bushes and provides a large storage shed, access to the rear and a large patio area, ideal for alfresco dining in the warm summer months. At the front of the property there is large, gated driveway, with space for multiple vehicles. The driveway is bordered by trees creating privacy.

Other notable features : Gas Fireplace in Lounge,  
Partially boarded loft.





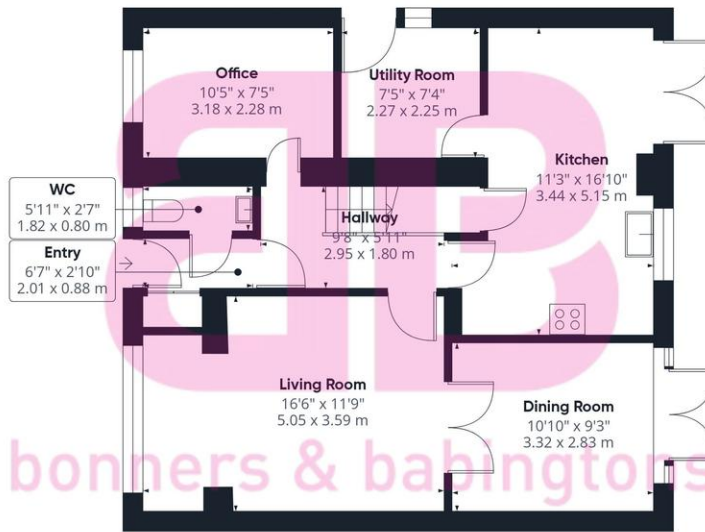


## Location

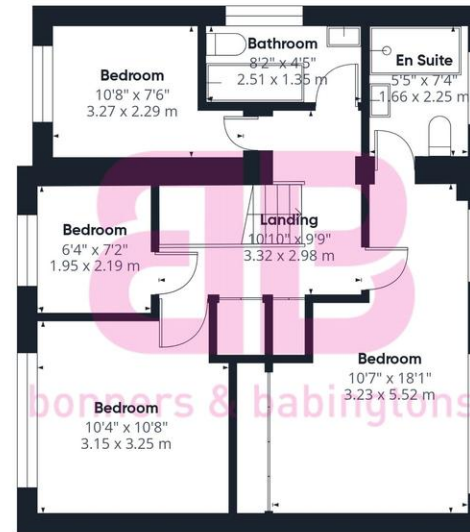
Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, and 2 pubs. There is excellent walking and riding in the area. A more extensive range of facilities can be found 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 and London. The nearest railway station is in High Wycombe with links to London, Marylebone and Birmingham.

Tenure: Freehold  
Council Tax Band: E  
EPC : TBC



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
1250 ft<sup>2</sup>  
116.2 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.

GIRAFFE360



#### 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

1 Karenza, Wycombe Road, High Wycombe, Buckinghamshire, HP14

3DA

01494 485560

stokenchurch@bb-estateagents.co.uk

