



Samarkand, Water End Road

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bonners & babingtons







A 4 bedroom detached home offering versatile living accommodation with large landscaped private rear garden, double length garage and generous parking. The property is located in the highly regarded hamlet of Beacons Bottom benefiting from stunning countryside views.

Samarkand, Water End Road, Beacon`s Bottom, High Wycombe,  
Buckinghamshire, HP14 3XF

Guide Price £750,000

4 BEDROOMS  
STUNNING VIEWS  
DOUBLE LENGTH GARAGE  
LANDSCAPED REAR GARDEN  
SPACIOUS & VERSATILE LIVING ACCOMMODATION  
TWO BATHROOMS  
TWO RECEPTION ROOMS  
SOUTH WEST FACING GARDEN  
EXCELLENT TRANSPORT LINKS



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stokenchurch@bb-estateagents.co.uk





## Location

Set within the Chiltern Hills on the edge of the Stokenchurch plateau surrounded by beautiful countryside, the area offers an excellent network of footpaths and bridleways, and benefits from catchment for John Hampden Grammar, the Royal Grammar School and Wycombe High School. Day to day shopping needs can be found at the nearby village of Stokenchurch along with a public library, health centre and a number of village shops and restaurants. More specialised shopping can be found at the nearby in Oxford, High Wycombe and Marlow. M40 access at junction 5 is within 3 miles distant, with central London (approximately 35 miles distance). Mainline station to London Marylebone is at High Wycombe which is 5 miles from the property, the fast train is approximately 30 minutes. Oxford 25 minutes (John Radcliffe).





## Description

A 4 bedroom detached home offering versatile living accommodation with large landscaped private rear garden, double length garage and generous parking. The property is located in the highly regarded hamlet of Beacons Bottom benefiting from stunning countryside views.

The property consists of a large entrance hallway which all rooms lead from, a spacious semi open plan living/dining room with oak flooring, benefitting from an electric fire place, making this a cozy place to relax in the winter months, the dining room has French doors to the sunny rear garden. The kitchen provides ample eye and waist level storage units with a fitted double oven, induction hob, washing machine and free-standing fridge and freezer. This extends into a separate boot room with additional space for storage. There are two bedrooms, one benefitting from floor to ceiling wardrobes. The family bathroom provides a walk-in shower, bath, vanity sink and heated towel rail.

Upstairs there are two bedrooms, the principle bedrooms benefits from built in wardrobe space and additional eaves storage. There is also a modern family bathroom, with bath, an overhead shower and heated towel rail.

## Outside

To the front there is a double length garage with electricity and a up and over door and block paved driveway parking for several vehicles. The landscaped secluded rear garden is south west facing creating an ideal space for entertaining in the warm summer months with lawn and flower borders, a fish pond, large garden shed and a substantial terrace area.

Other notable features include : Oil central heating, double glazing.

The Village is an amazing area for horse riders/owners, with many miles of open bridleways within 3 minutes walk, it is also part of the Chiltern Cycle rout for budding cyclists of all abilities.







## General Remarks and Stipulations

**Tenure**  
Freehold

**Post Code**  
HP14 3XF

**Services**

**Viewing**  
Strictly by appointment with  
Bonners & Babingtons

**EPC Rating**

D

**Local Authority**

F

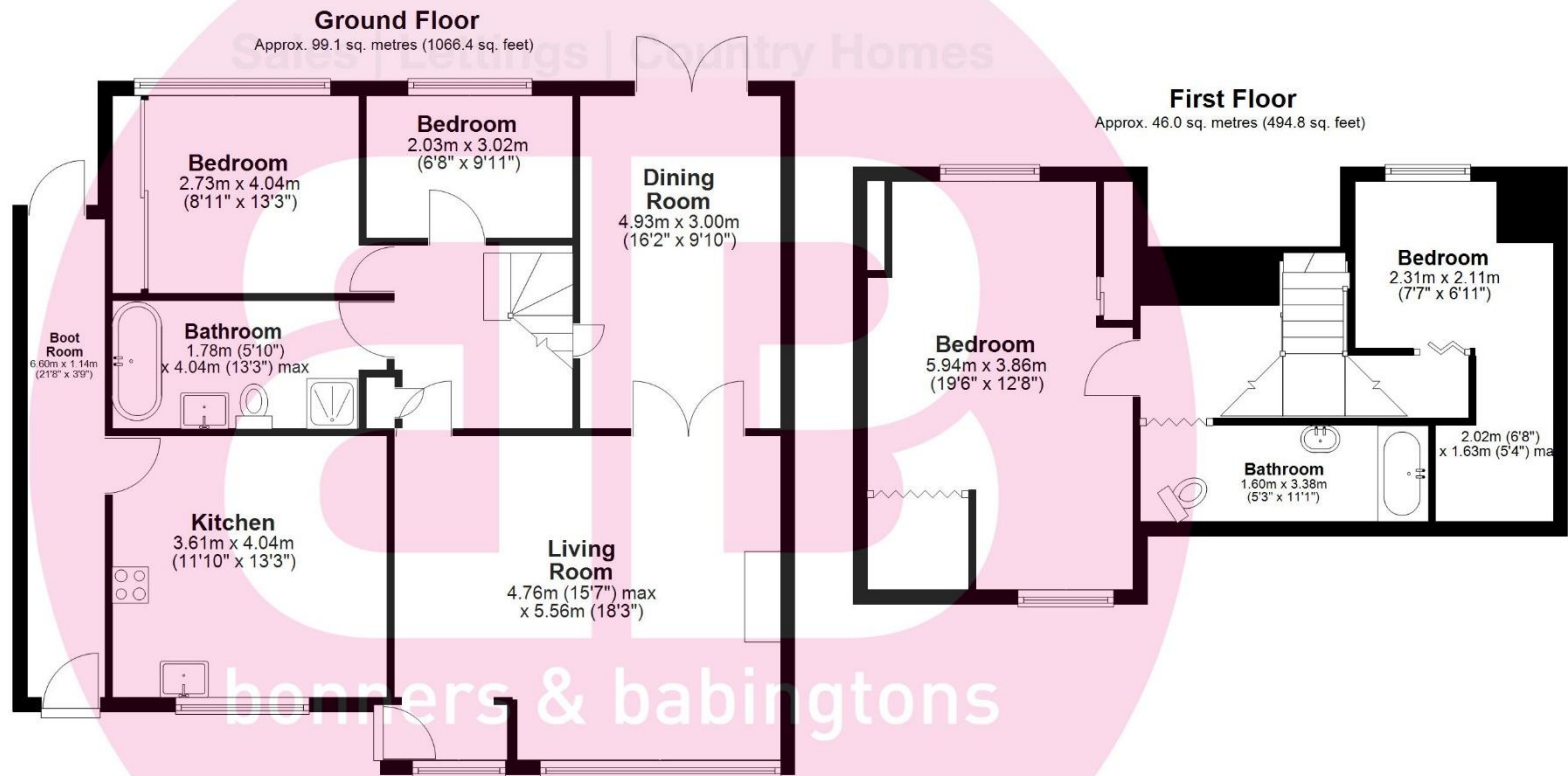
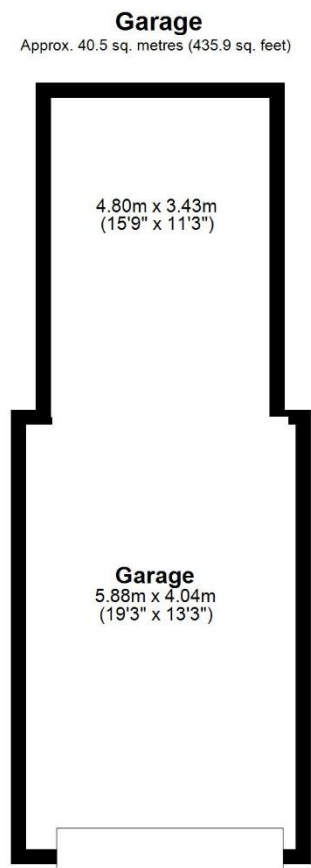
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Total area: approx. 185.5 sq. metres (1997.2 sq. feet)



