



Chalk Farm Road  
Stokenchurch



Chalk Farm Road  
Stokenchurch  
Buckinghamshire  
HP14 3TB  
Guide Price £650,000

A substantial detached and extended four-bedroom family home situated within this sought after area within the Village of Stokenchurch. The property also has an en-suite and family bathroom on the first floor. Three reception rooms, conservatory/sunroom. kitchen, utility room and cloak/shower room on the ground floor. Front & Rear Gardens, a single garage and driveway parking.

This spacious versatile home offers many choices because of the number of reception rooms. One could be used as an office leaving a large living room with log burner and a separate dining room. Ideal for a growing family as having 4 bedrooms.

Outside the rear garden is mainly laid to lawn with part fence off for the sole use for dogs. The front again mainly laid to lawn with a small pathway leading to the front door a drive (for two vehicles) to the single garage.







## Location

Stokenchurch is a pleasant Buckinghamshire village situated within the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, a public house and an Indian restaurant.

Excellent walking and riding in the area as the Village is position within the Chiltern Hills an area of outstanding natural beauty. A more extensive range of facilities can be found in High Wycombe, approximately nine miles away.

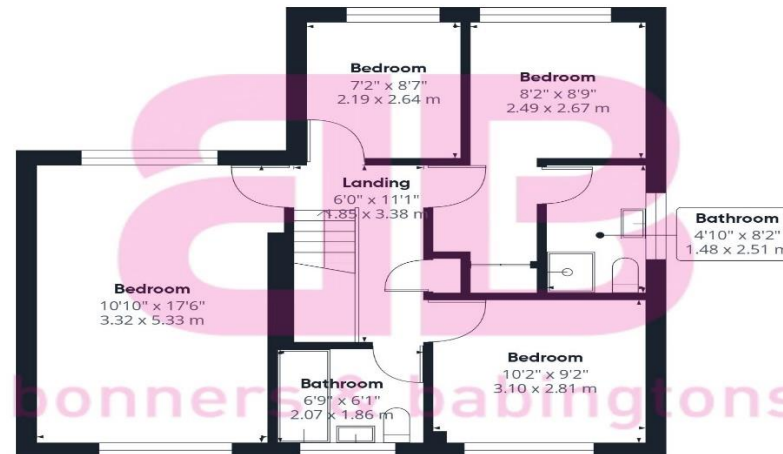
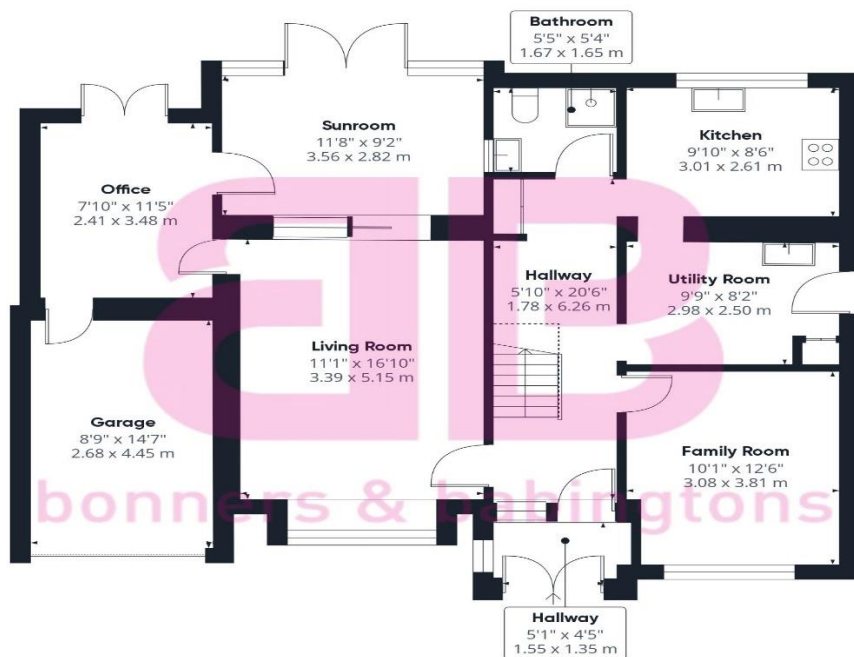
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks.

The nearest railway stations are Saunderton and High Wycombe with links to London and Birmingham.

Tenure: Freehold TBA

Council Tax Band: TBA





**Approximate total area<sup>(1)</sup>**  
1595 ft<sup>2</sup>  
148.2 m<sup>2</sup>

**Reduced headroom**  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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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