



**ab**  
FOR SALE

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bonners & babingtons

New Road  
Stokenchurch



New Road,  
Stokenchurch  
Buckinghamshire,  
HP14 3SQ

OIEO £600,000

A rarely available, recently decorated, 3 double bedroom detached bungalow, situated in a quiet location, on the outskirts of Stokenchurch village. The property boasts a 24ft living dining room, an ensuite to the master bedroom, gated driveway, a south east facing garden and double height garage.

The property consists of an entrance hallway with cloakroom to the right. The spacious kitchen breakfast room offers a gas hob, a double oven, space for white goods and ample eye and waist level storage space. The 24ft living dining room has a real wow factor with high vaulted ceilings and feature fireplace. There is also a conservatory, which leads out to the sunny rear garden. There are 3 double bedrooms, with the master boasting an en suite shower room, whilst bedroom 2 & 3 offer built in wardrobe space. There is also a family bathroom, with shower over the bath and heated towel rail.

#### Outside

To the front of the property there is a gated driveway, with space for multiple vehicles and access to the double height garage, providing plenty of space for storage. To the rear of the property there is a low maintenance garden, which is south east facing. It's mainly laid to lawn and has a patio area, ideal for alfresco dining in the warm summer months.

Other notable features include gas central heating and 3 separate loft spaces - the loft above the kitchen could be converted to create a mezzanine overlooking the living room, subject to the relevant permissions if required.







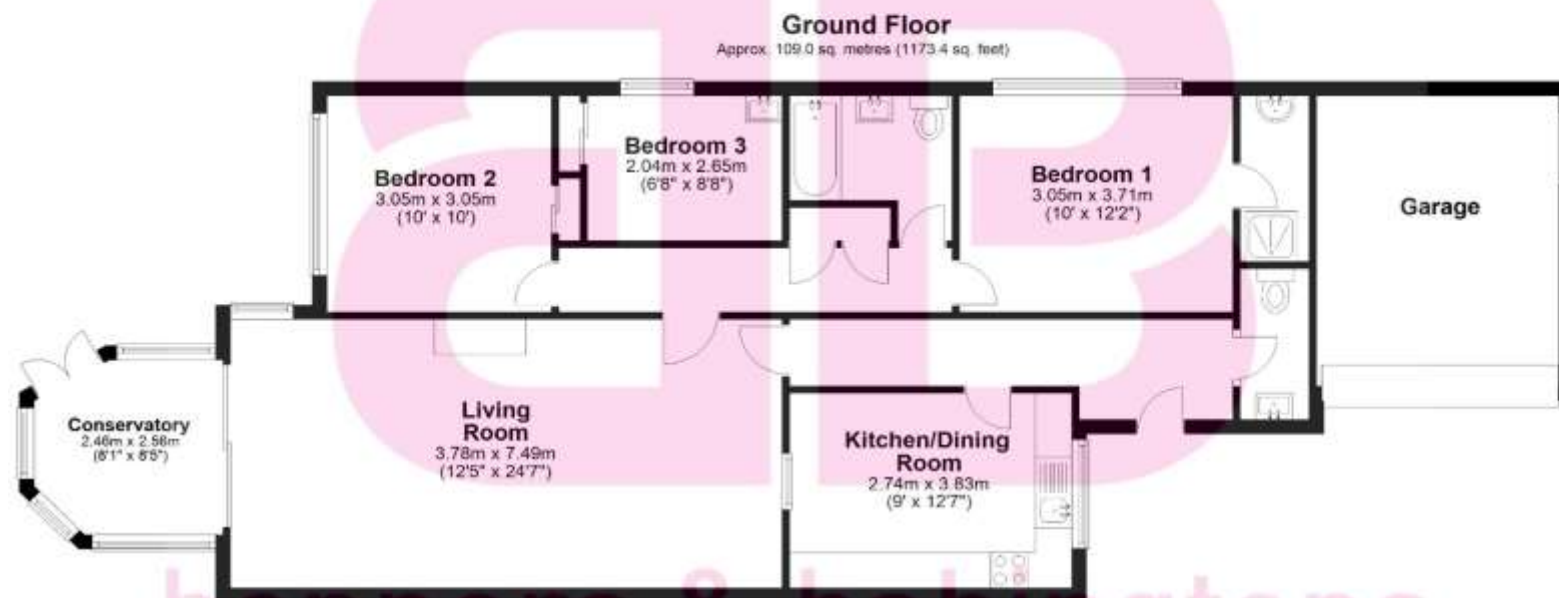
## Location

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.

Council Tax Band F  
EPC Rating D  
Local Authority – BCC  
Tenure – Freehold





Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

#### 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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