



53a New Road, Stokenchurch, Buckinghamshire. HP14 3SQ
£750,000

53a New Road

Stokenchurch, High Wycombe

- Individual Spacious Three Bedroom Detached Home
- Private Secluded Position
- Spacious Versatile Accommodation Over Two Floors
- Large Open Plan Kitchen/Dining Family Room
- Decent Garden With Detached Home Office/Cabin
- Modern Fittings Throughout

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café and a library and some local pubs. There is also healthcare provision with both a doctor and dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside town of Marlow and the larger town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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An individual three bedroom detached home in a private tucked away position.

Offering flexible spacious bright & airy accommodation with modern fittings throughout is this attractive detached home. Accessed by a private gated drive the accommodation comprises entrance hall, cloakroom, living room with feature fireplace, open plan modern fitted kitchen, family & dining area with doors opening to rear garden, utility room and snug/study. Also to the ground floor is bedroom three with its own ensuite shower room. The spacious landing provides a further study area and access to two double bedrooms both with ensuites and dressing room to principal bedrooms that overlooks the rear garden and countryside beyond. Double glazing, gas heating to under floor to ground floor and radiators to first floor also feature. Outside there is gated off street parking to front and to the rear the private garden is laid to lawn and patio along with a detached home office/cabin. A viewing is highly recommended to appreciate the secluded location and versatile accommodation on offer.





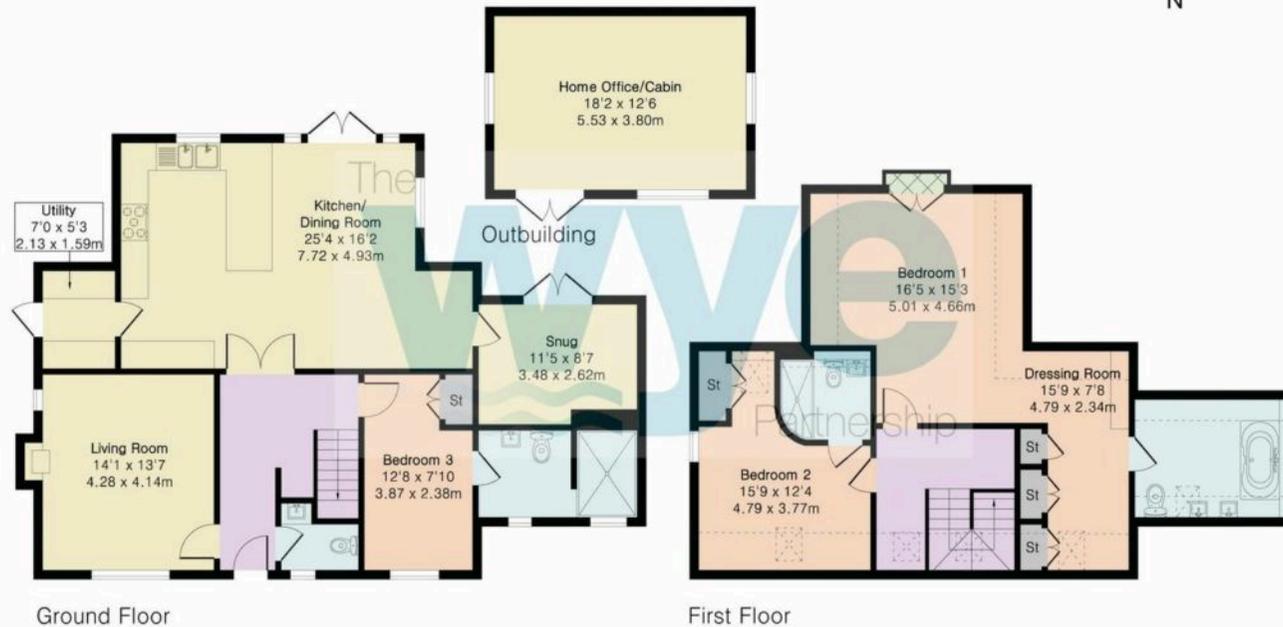


**Approximate Gross Internal Area 1802 sq ft - 168 sq m
(Excluding Outbuilding)**

Ground Floor Area 1043 sq ft – 97 sq m

First Floor Area 759 sq ft – 71 sq m

Outbuilding Area 226 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership Stokenchurch

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