



Valinor
Stokenchurch

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A beautifully presented FOUR DOUBLE BEDROOM detached FAMILY HOME offering spacious and flexible accommodation nestled away in the heart of Stokenchurch village.

Valinor, Wycombe Road, Stokenchurch, Bucks, HP14 3RP

High Wycombe 7.1 miles, Marlow 8.7 miles, Oxford 22.2 miles, Heathrow 27.5 miles, London 40.3 miles

- Landscaped Rear Garden
- Four Double Bedrooms
- Newly Fitted Boiler & Radiator System in 2022
- Detached Family Home
- Ample Driveway Parking
- Walking Distance To Local Shops And Amenities
- Master Bedroom With Ensuite
- Internal Viewings Recommended
- Immaculate Presentation



Important Notice

Bonnars & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Guide Price £675,000

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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, 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.



Description

A beautifully presented four double bedroom detached family home offering spacious and flexible accommodation nestled away in the heart of Stokenchurch village.

The accommodation briefly comprises on the ground floor; a bright spacious open plan kitchen/diner which benefits from integrated appliances and ample storage, convenient boot room to the side with doors to front and rear garden. A large hallway which is spacious enough to make a good study area. The well proportioned living room is light and airy and benefits from a log burner with Bi- Fold doors leading out into the conservatory. The conservatory is a great addition to the property as it creates that extra living space, ideal for family life and has French doors opening out onto the sunny rear garden.

Upstairs, there is a galleried landing with access to the loft space, a principle bedroom boasting fitted wardrobes and refitted en suite bathroom. 3 further double bedrooms and a modern family bathroom offering a bath, overhead shower and a heated towel rail.

Outside

Outside, to the front of the property, there is ample driveway parking which leads to an integral garage. The good size rear garden is private and laid mainly to lawn with shrub borders. At the bottom of the garden there is a paved patio area, ideal for alfresco dining in the summer evenings.

Tenure

Freehold

EPC Rating

C

Local Authority

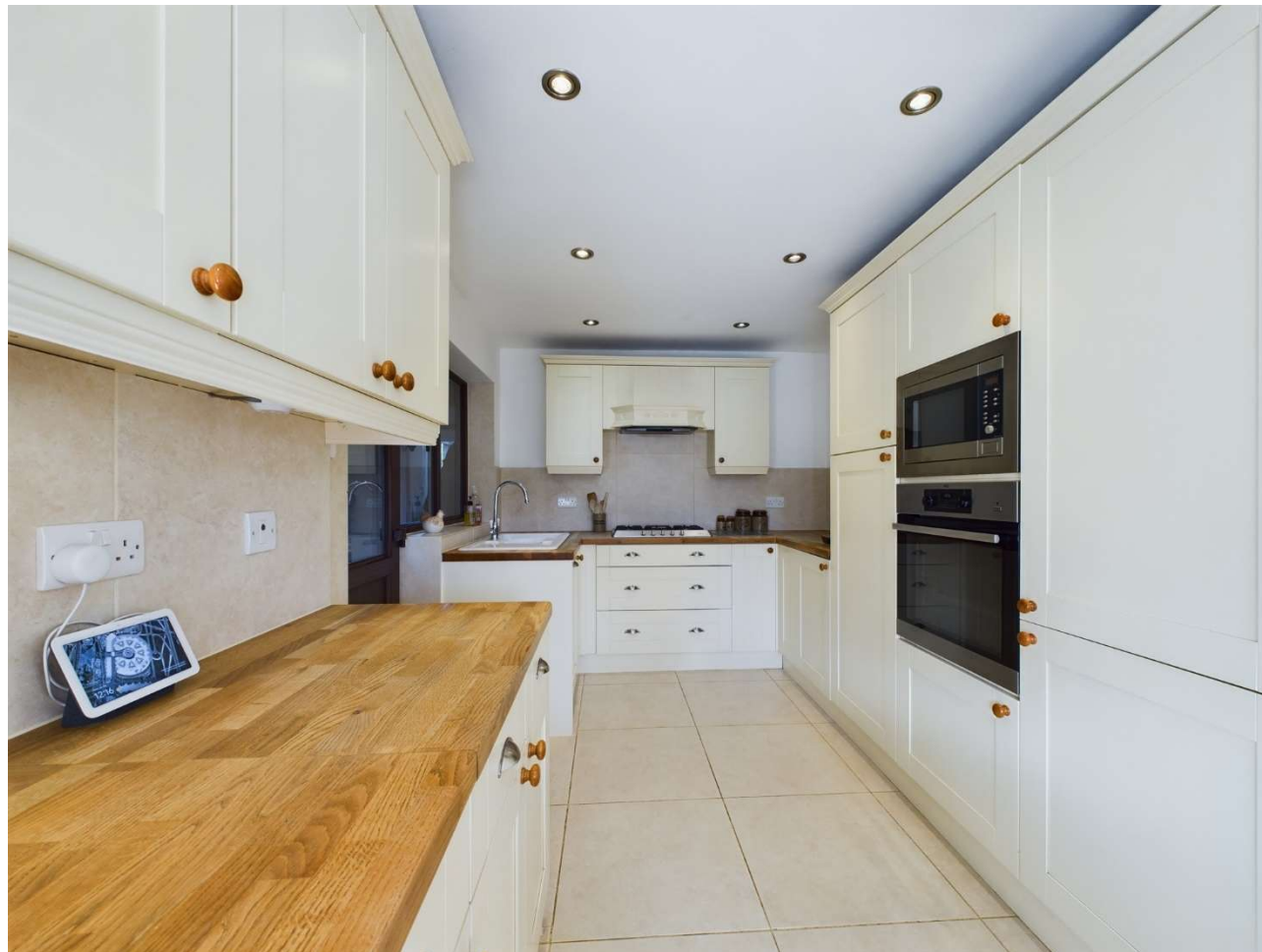
Buckinghamshire Council

Post Code

HP14 3RP

Viewing

Strictly by appointment with Bonners & Babingtons

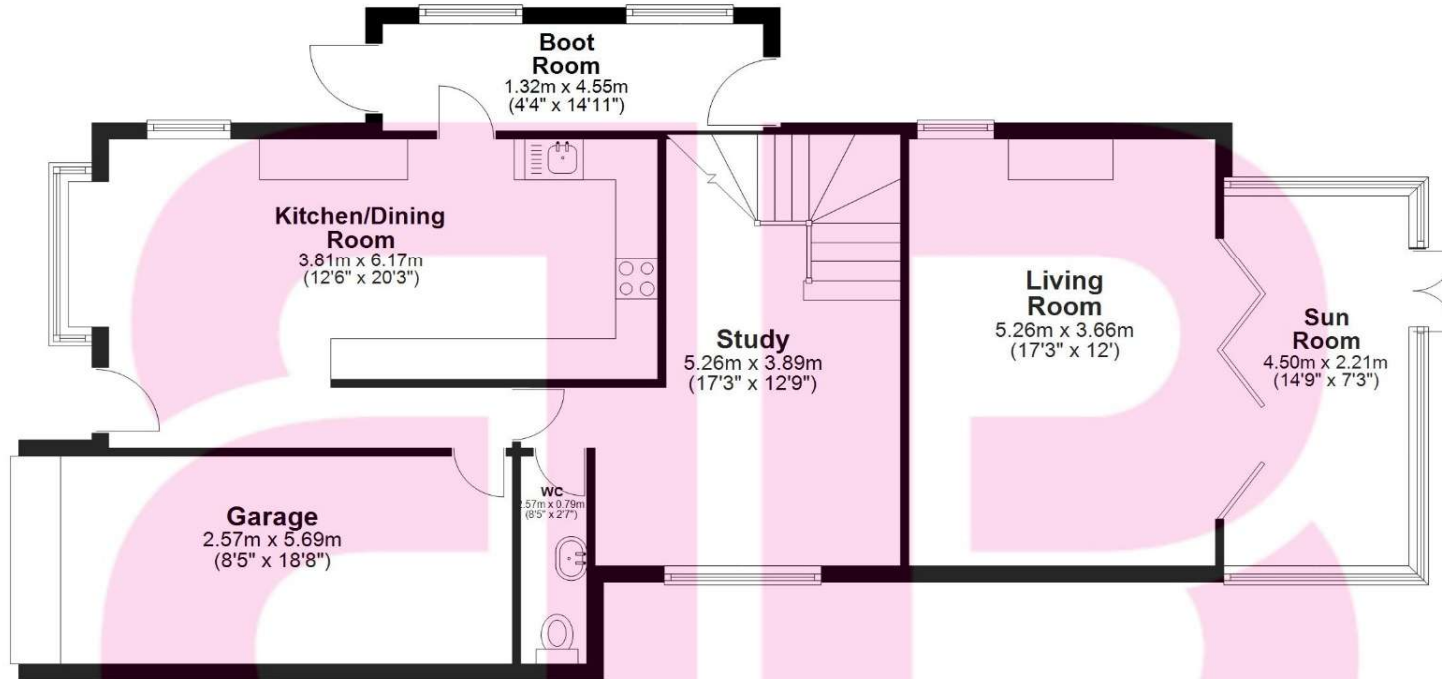






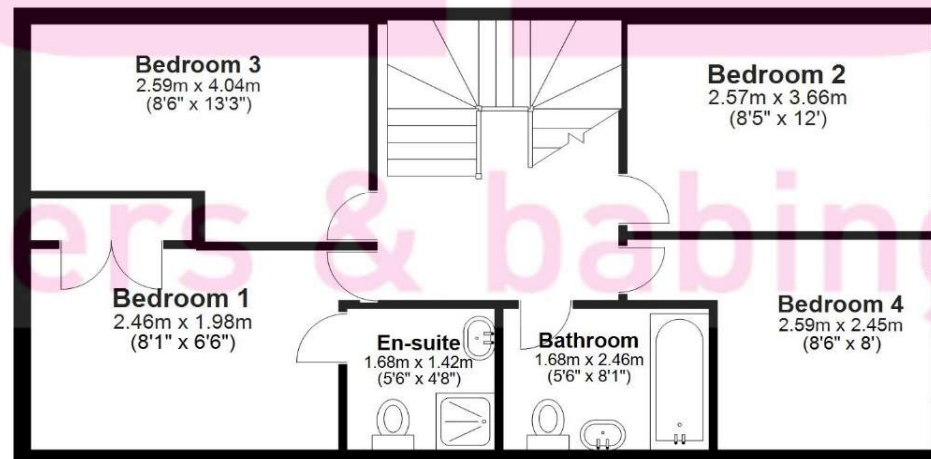
Ground Floor

Approx. 94.8 sq. metres (1020.3 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



Total area: approx. 152.5 sq. metres (1641.6 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.