

# Hamptons

INTERNATIONAL



**New Road, Stokenchurch, HP14**

4  2  3 

OFFERS IN EXCESS OF

**£850,000**

**(£850,000)**

## Property details




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### Key features

- **32' Main sitting room**
- **Separate dining room**
- **Study**
- **Fitted kitchen with integrated appli**
- **Main bedroom with a walk-in wardr**
- **Three further double bedrooms**
- **Shower room**
- **Double garage**
- **Attractively landscaped gardens.**

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## Description

An impressive contemporary home situated in a tree-lined road and extended to provide a generous range of accommodation of approximately 2,700 square feet. The property comprises four bedrooms, three reception rooms, a fitted kitchen and a double garage. A double-glazed front door opens into the entrance hall and double doors lead into a generous sized sitting/living room featuring a coal-effect gas fire. Three sets of double-glazed doors open to the rear garden and a spiral staircase leads to the first floor. There is a separate dining room with a ceramic tiled floor and storage cupboard housing a recently replaced gas fired boiler. The rear of the dining room has a useful utility area with granite work surfaces, a sink unit and integrated washing machine. The study is fitted with office furniture and patio doors provide access to the rear garden. The kitchen includes a range of white gloss storage units, integrated Miele oven, induction hob with stainless steel hood, integrated fridge/freezer and granite work surfaces. The ground floor also has two double bedrooms served by a shower room. The first floor features a generous sized main bedroom with a vaulted ceiling, walk-in wardrobe and en suite bathroom. There is a fourth bedroom with a vaulted ceiling and cathedral window with a loft room providing scope for an en suite shower room. Outside Two five bar gates open onto an "in and out" carriage driveway providing off-road parking in addition to the double garage with remote-control up-and-over door. To the front there are areas of lawn, post and rail fencing as well as gates to the rear garden which is attractively landscaped with paving slabs and pebbles for ease of maintenance. Additionally, there is a raised timber sun deck and a wooden pergola, electrical points, exterior lighting and water supply. Situation Stokenchurch is in south-west Buckinghamshire and is located in the Chiltern Hills, 6 miles west of High Wycombe and 8 miles from Marlow. It has good commuter links as it stands near the M40 making London, Oxford and the Midlands very accessible. Mixed farmland and woodlands surround Stokenchurch and most of this is either Green Belt or within the Chilterns Area of Outstanding Natural Beauty with the result that the village has been protected from over-development. In addition, the centre of the village is a designated conservation area. The village has a pub, a village hall, a primary school, dental surgery, doctors' surgery, pharmacy, library, Post Office, garage, cricket pitch, regular markets and fetes on the green, a Tesco express and an independent grocery shop, café and hairdressers. Property Ref Number: HAM-30975 Additional Information Council tax band F







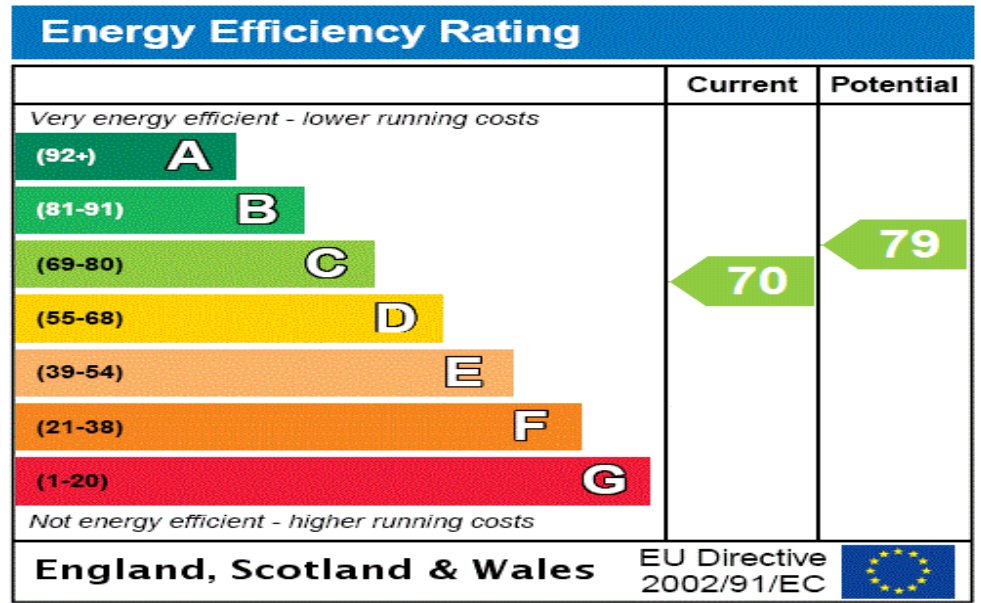












# Floor plan

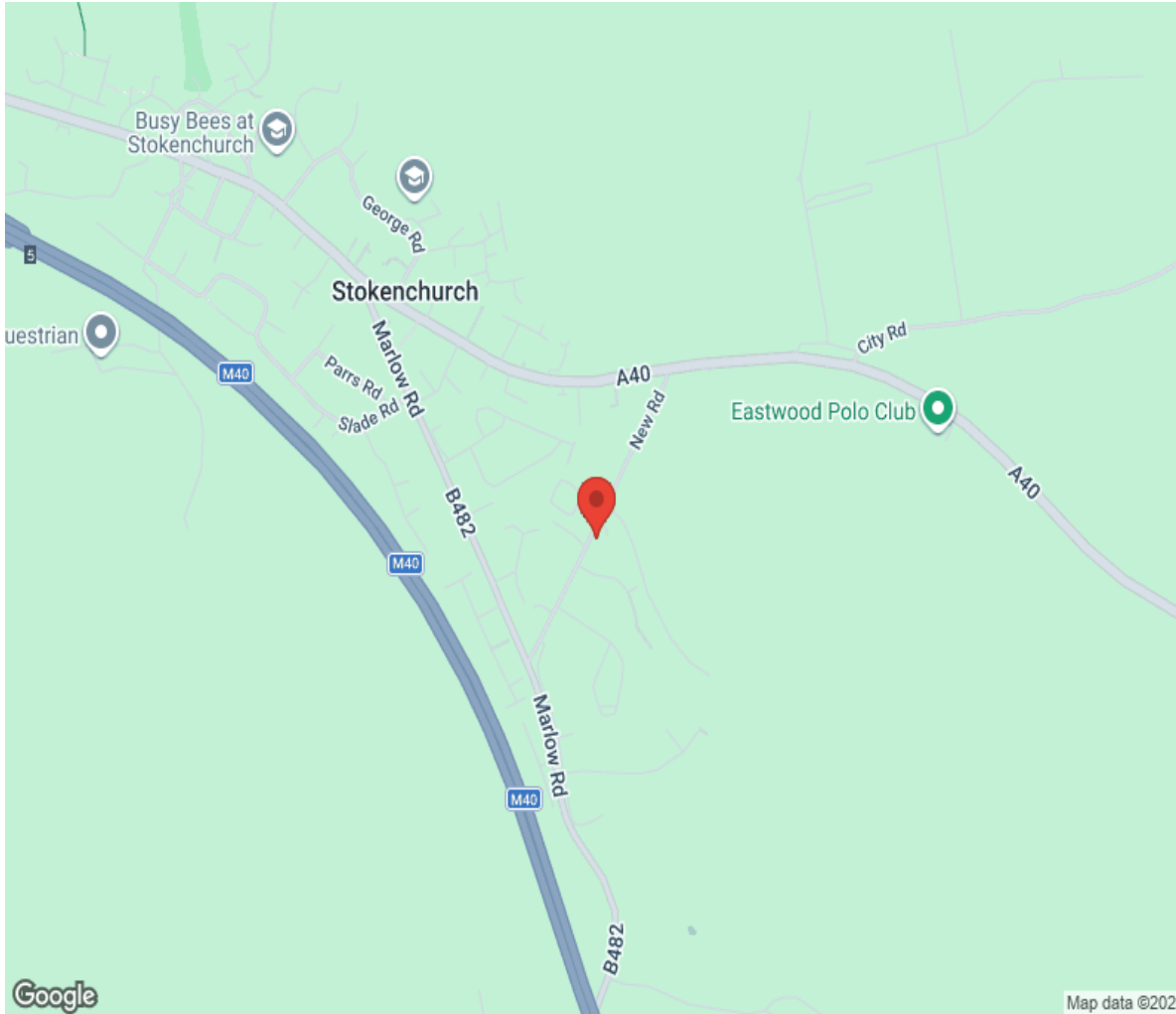
First floor = 196.0 sq m / 1,033 sq ft  
Garage = 31.6 sq m / 340 sq ft  
Total = 227.6 sq m / 2,373 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings

# Location

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