



bonners & babingtons

Hartmoor Close
Stokenchurch

Hartmoor Close Stokenchurch Buckinghamshire HP14 3QL

Offers Over £700,000

This beautifully presented four/five bedroom detached family home is a rare find and will make a fantastic forever family home. Located in the heart of Stokenchurch village, the property is conveniently located for the schools, local shops and also the M40 for those commuting.

The property features a large entrance hallway, two versatile reception rooms, a fitted kitchen/diner with built in electric oven, electric hob, fridge freezer and dishwasher, ample waist and eye level storage units. The main living room includes an attractive electric fireplace, perfect for cosy evenings, flowing through to the conservatory with doors to the sunny rear garden. In addition there is a separate WC & utility room. There is an additional reception room which has been converted to create a self contained annex with access to the rear and a wet room.

Upstairs, there are four double bedrooms, all of which benefit from fitted storage. The principle bedroom offers a ensuite with bath, overhead shower and toilet. The family bathroom benefits from a bath, overhead shower and vanity sink.

Outside, the south-east facing garden is beautifully maintained and offers a peaceful, secluded feel with mature planting, hedging, fish pond and large patio space. To the front, ample driveway parking and detached double garage.

Other notable features include, gas central heating system, double glazed windows and loft space.





Stokenchurch

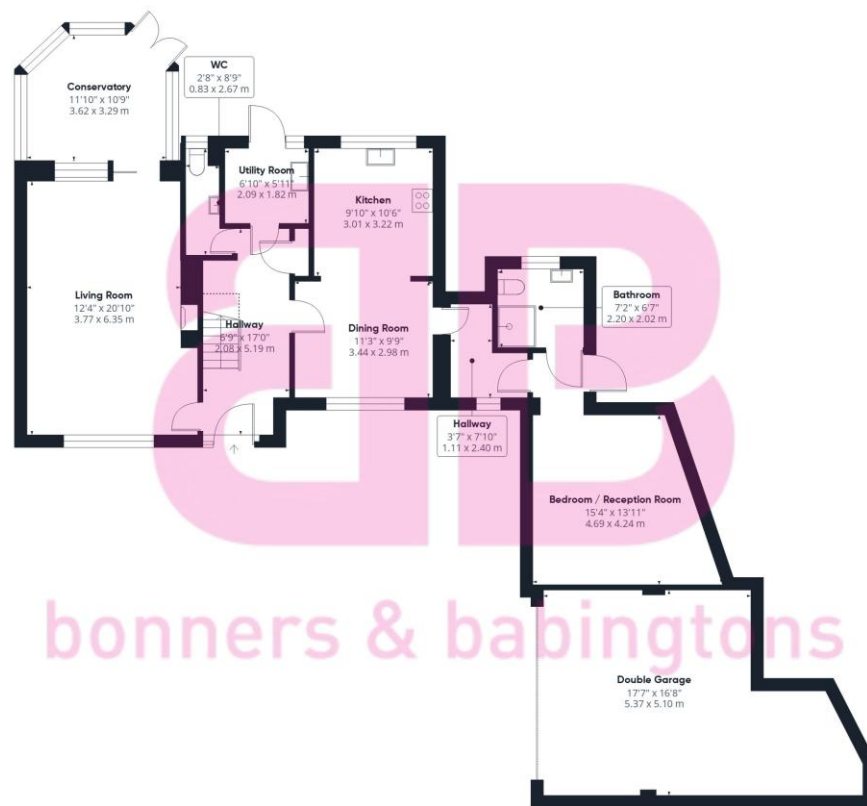
Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities 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.

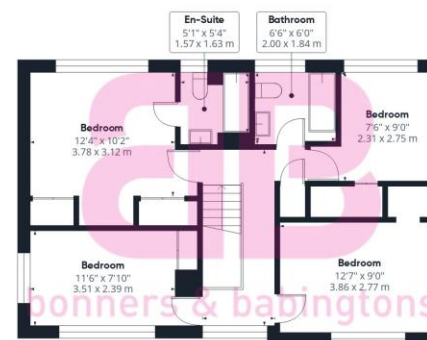


EPC Rating - C

Council Tax Band - F



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2077 ft²
193 m²

Reduced headroom

15 ft²
1.4 m²

(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

1 Karenza, Wycombe Road, High Wycombe, Buckinghamshire, HP14
3DA

01494 485560

stokenchurch@bb-estateagents.co.uk

