



**7 The Common, Stokenchurch, Buckinghamshire, HP14 3UH - £315,000**


A two bedroom character cottage with modern fitments throughout located in the village centre overlooking one of the commons.

Living Room | Modern Fitted Kitchen | First Floor Landing | Two Bedrooms | Modern Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Rear Garden | Views Over Village Common | Well Located For Village Amenities | No Onward Chain |

Offered with no onward chain is this two bedroom cottage presenting the perfect blend of modern style living and character cottage charm. The property is well located in the village centre overlooking one of the four local village commons and provides easy access to the amenities the village has to offer. To the ground floor the living room opens to the kitchen with modern fitted units and built in under stair storage. Latch doors from the first floor landing provide access to the two bedrooms and modern bathroom/W.C. The rear garden is accessed via stable doors and is laid to patio, lawn and decking. Viewing is fully recommended.

**Price... £315,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			



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## LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, 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.

## DIRECTIONS

From our offices in the village centre proceed a short distance in an easterly direction on the Wycombe Road A40. Take the second right onto the common and the property can be found on the left hand side.

## ADDITIONAL INFORMATION

### EPC Rating

C

### Council Tax

Band C

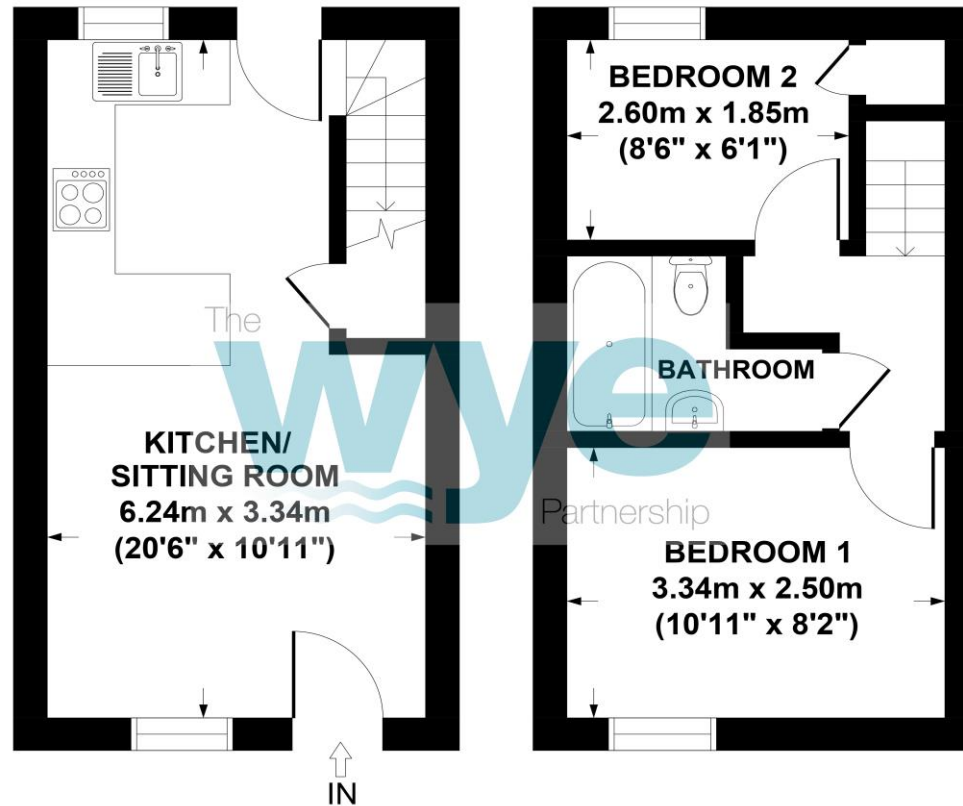
## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 21 SQ M / 225 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 21 SQ M / 225 SQ FT

**THE COMMON, STOKENCHURCH, HP14 3UH**  
**APPROX. GROSS INTERNAL FLOOR AREA 42 SQ M / 450 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE