



**Church Path
Stokenchurch
High Wycombe
Buckinghamshire
HP14**

Offers in Excess of £415,000

bettermove 

Church Path High Wycombe

Bettermove are proud to present this 3 bedroom character cottage in Stokenchurch.

The property benefits from double glazing, and electric heating throughout, with private parking available

The council tax band is E.

Dating back to the 1750's, this beautifully presented cottage, combines period charm with modern living. The ground floor comprises a spacious living room, dining room, with solid oak flooring and a feature log burner, and fitted kitchen, complete with a large pantry. Upstairs, the property consists of three bedrooms, and refitted shower room. The exterior boasts a low maintenance garden to the front, perfect for enjoying the summer months.

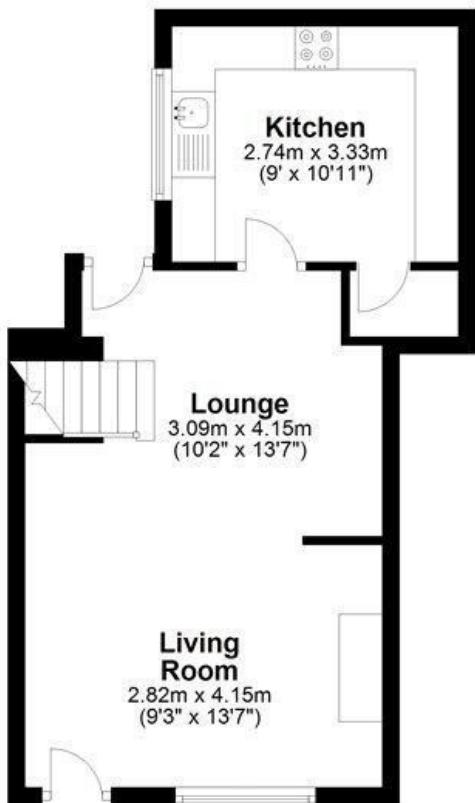
Located in the popular town of Stokenchurch, High Wycombe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Saunderton Train Station, a variety of local bus routes, and quick access to the M40.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



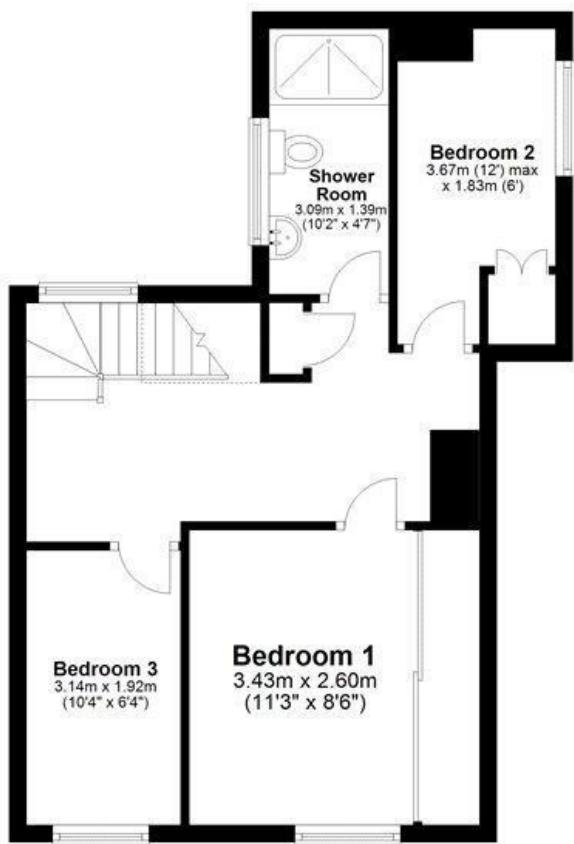
Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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