



Orchard View St. Francis Road, Studley Green, HP14 3UZ
£800,000

Orchard View St. Francis Road

Studley Green, High Wycombe

- Detached Bungalow With Spacious Versatile Accommodation
- Countryside Cul De Sac Location With Views To Rear
- Large Sitting Room & Kitchen/Dining Room Opening To Rear Garden
- Four Bedrooms, Family Bathroom & En-Suite
- Large Detached Garage/Workshop With Self Contained Studio Above
- Ample Off Street Parking To Front
- Large Well Kept Rear Garden

Studley Green is a popular countryside hamlet surrounded by open countryside with a garden centre and community centre. Further amenities can be found in the neighbouring village Stokenchurch which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Orchard View St. Francis Road

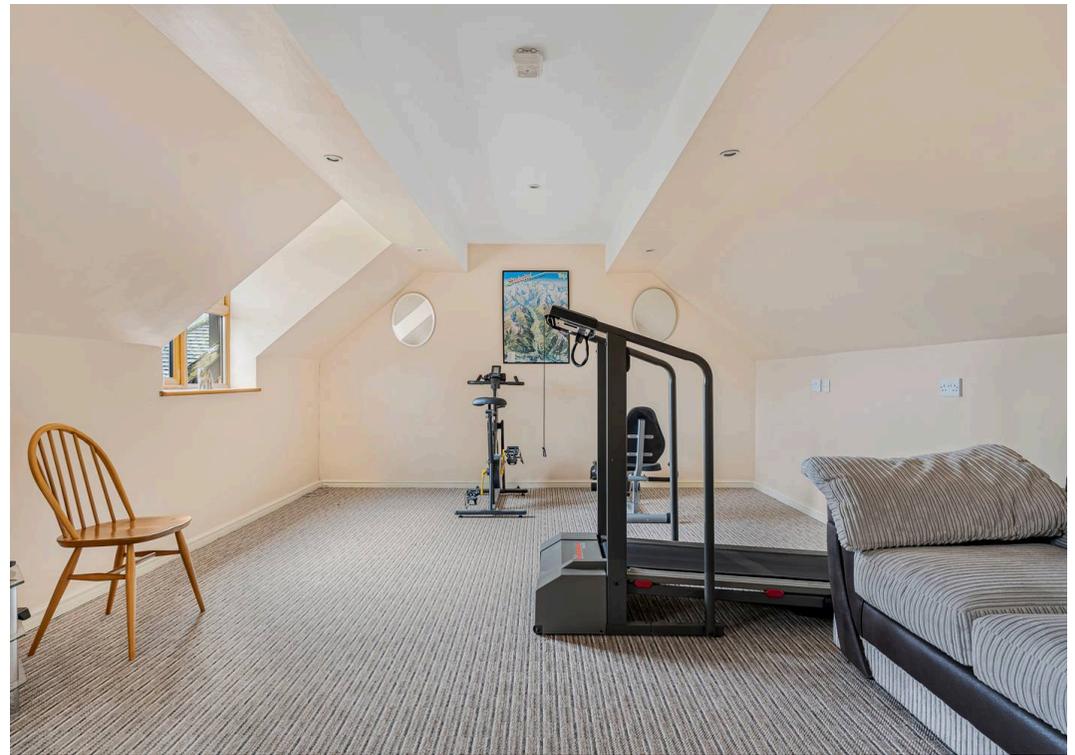
Studley Green, High Wycombe

A spacious four bedroom detached home with large double garage/workshop and self contained studio above.

Found tucked away at the end of this countryside cul de sac it this detached home offering bright & airy versatile accommodation along with well kept gardens and views to rear. Being set back from the road there is a decent size frontage providing off street parking and driveway to side leading to the detached garage/workshop. The initial accommodation comprises a spacious central entrance hall leading to all rooms, extended sitting room with feature fireplace and doors opening to rear garden, fitted kitchen with bi-fold doors to the rear garden, three further rooms that can be used as bedrooms or further reception room, family bathroom/W.C., first floor with main bedroom and ensuite shower room/W.C. Above the detached double garage/workshop is a self contained studio with kitchen area and shower room along. Oil fired heating to radiators feature in the main house along with solar panels. A viewing is highly recommended to appreciate the flexible accommodation on offer along with its idyllic location.

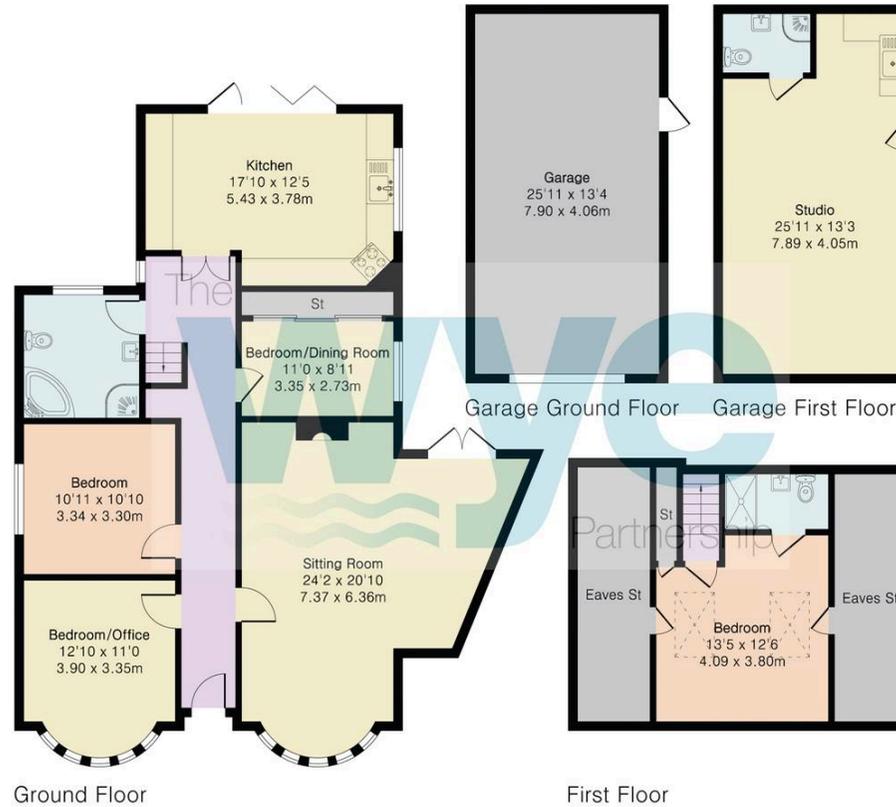






**Approximate Gross Internal Area 1402 sq ft - 130 sq m
(Excluding Garage)**

Ground Floor Area 1179 sq ft – 109 sq m
First Floor Area 223 sq ft – 21 sq m
Garage Ground Floor Area 345 sq ft – 32 sq m
Garage First Floor Area 345 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch – HP14 3TA

01494 509377 • stokenchurch@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

