



Detached home in a superb location

Highfield View, Park Lane, Stokenchurch, Buckinghamshire, HP14 3TQ

Freehold



Reception hall • 3/4 reception rooms • kitchen/
breakfast room • 5 bedrooms • 2 bath/shower rooms •
garden and workshop • planning permission for a new
home • wonderful countryside views

Local information

M40 (J5) 1 mile, Princes
Risborough 6 miles, High
Wycombe 8 miles, Marlow 12
miles, Thame 13 miles, Heathrow
32 miles, London (Marylebone)
40 miles. All distances are
approximate.

Highfield View is located in a
stunning position in an 'Area of
Outstanding Natural Beauty' on
the semi-rural outskirts of
Stokenchurch, which provides
excellent amenities for day to day
living. The nearby towns of
Thame and Marlow provide
independent shopping facilities
whilst High Wycombe and
Princes Risborough offer more
comprehensive facilities with
mainline trains to London
Marylebone and Birmingham.

Buckinghamshire is renowned for
its choice and standard of
schooling and is one of the last
counties to maintain the
traditional grammar school
system. For details of current
secondary school catchment
areas, please visit the
Buckinghamshire County Council
website.

About this property

Highfield View is just one of three
properties in a private road which
can be gated for further privacy
subject to agreement and
occupies a generous plot of
about 0.82 acres in a peaceful
location with absolutely beautiful
panoramic countryside views.
Planning permission (Ref:
18/06695/FUL) has been granted
for the demolition of the existing

building and erection of a 4500
sq ft new home.

The existing property offers a
flexible layout, principally on the
ground floor, with most rooms
enjoying the wonderful views.
An entrance porch opens into the
reception hall, with stairs to the
first floor, and leads into the
kitchen/dining room. The kitchen
is well appointed with shaker
style units, integrated appliances
and an oil fired Aga. The dining
area opens into the conservatory
offering fabulous views, flooded
with natural light and with doors
opening onto the terrace. A
generous sitting/dining room lies
to the front of the property with
a feature brick fireplace and
wood burner. There are two
bedrooms served by a family
bathroom on the ground floor,
and a master bedroom, with en
suite bathroom, and
uninterrupted views to the rear.
Accessed from the kitchen/dining
room and the rear terrace is a
lovely large reception room, a
utility area, family room/
bedroom and a cloakroom, which
could be converted to a self-
contained annexe if required.

On the first floor landing is a
cloakroom serving two further
bedrooms, one with eaves
storage, and both with lovely
views across the countryside
beyond.

Outside

The property is approached from
a private country lane with a
Cotswold stone driveway and
parking for several cars. A
second driveway can be found to





the side of the property leading to the workshop.

The rear garden is mainly laid to lawn with flower borders, and post and rail fencing, mature shrubs and trees on the boundary. The views are spectacular with a decked viewing platform and a terrace area to the rear of the property, ideal for outside entertaining.

Services

Mains electricity and water. Oil fired central heating and private drainage. Please note that none of the services have been tested.

Tenure

Freehold

Local Authority

Wycombe District Council

EPC rating = E

Viewing

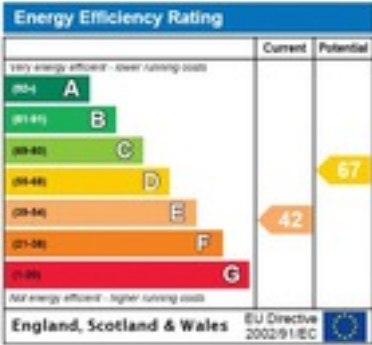
Strictly by appointment with Savills



Approximate Area = 271.4 sq m / 2921 sq ft
Outbuilding = 75.3 sq m / 810 sq ft
Total = 346.7 sq m / 3731 sq ft
Including Limited Use Area (19.1 sq m / 205 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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