

Coppice Gardens

The Coppice, Stokenchurch, Buckinghamshire HP14 3HW



Coppice Gardens is a unique development in the heart of Stokenchurch, set on a private road close to the village centre. Consisting of just 5 detached and semi-detached homes, each benefiting from bespoke design and environmentally conscious technologies, the development presents a rarely available opportunity to experience luxury living in a sought-after location.

At ground level, each property is beautifully appointed comprising a stunning modern kitchen with separate utility room, cloakroom, open plan living room spanning the full width of the property overlooking the private garden, and underfloor heating throughout. On the first floor, the principal bedroom benefits from a modern en-suite shower room, with two further double bedrooms sharing the family bathroom. A further fourth double bedroom is located on the second floor.





Stokenchurch is incredibly well connected with the M40 motorway making London, Oxford and the Midlands easily accessible. Great local schools and a wealth of amenities are within a stone's throw.

The village is home to a vast array of local shops and pharmacy with the well-loved Kings Arms Hotel being a focal point for the community.



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The parish includes several smaller hamlets including Studley Green, Beacons Bottom, Horsleys Green and Water End all located to the east. Situated at 700 feet, Stokenchurch is one of the highest villages on the recently designated 'Chiltern Way', boasting one of the densest populations of Red Kites in Europe. The area attracts hikers, wildlife enthusiasts and those looking for some time in the countryside alike.

Specification

Kitchens

Each home features a fully fitted high specification modern kitchen with underfloor heating and separate utility room. Integrated appliances include dishwasher, microwave, fridge, freezer, oven and induction hob. Luxury stone worktops, soft close cabinetry and task lighting create a seamless, functional and sophisticated space. The large feature window with Georgian bar detailing allows natural light to flood the space making a welcoming focal point for the home.

Bathrooms

The first floor family bathroom is fully equipped with a wall hung vanity basin, wall hung WC, modern bath with overhead rain and hand shower, concealed fixtures and built-in niche shelving. Underfloor heating is complemented by a heated towel rail with carefully considered tiling finishing the space. The en-suite to the principal bedroom is finished to the same luxury specification, substituting the bath with a walk-in shower enclosure.

Flooring

Luxury wood effect vinyl flooring features throughout the ground floor and bathrooms, whilst the stairs, first floor landing and bedrooms are fitted with luxury high tog carpeting.

Heating Systems & Renewable Energy

Combining luxury with a small carbon footprint, each new home is heated by Daikin's energy efficient high output air source heat pumps which lend themselves perfectly to the incredibly well insulated shells. The average gas boiler emits 1,827kg of emissions each year whilst these impressive heat pumps emit a modest 1,011kg in comparison. The units also benefit from underfloor heating throughout, controlled via a Wifi enabled digital thermostat which can be linked to any smart phone. The inclusion of 4 solar photovoltaic panels per unit further reduces dependence on the national grid as well as overall emissions. Taken together, these technologies have allowed the new homes to achieve an energy efficiency rating of 90 and an environmental impact rating of 91.

Finally, while the world transitions towards electric vehicles, each unit comes equipped with an EV wall pod. This means that prospective buyers can proceed with peace of mind knowing that the infrastructure is already in place for electric vehicle charging. For more information on any of these systems please contact Kingshills Estate Agents on 01494 939868 or hello@kingshills.co.uk.





Measurements

Plots 1 – 4

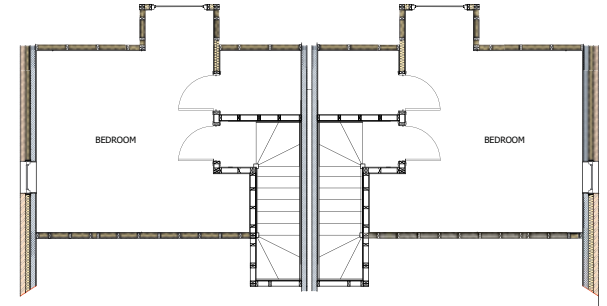
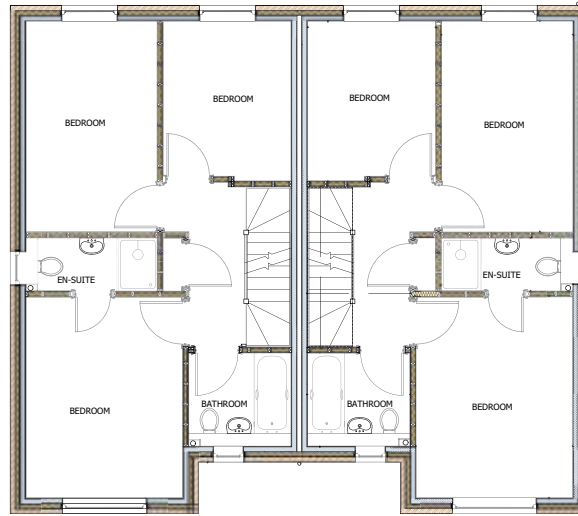
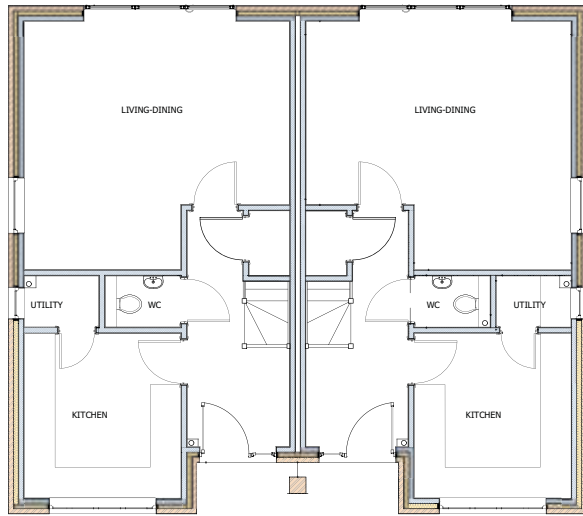
Living Room/Dining Room	17ft 2 x 16 ft 1
Cloakroom	5ft x 3ft 4
Utility Room	4ft 9 x 3ft 7
Kitchen	10ft 1 x 10ft 5
Bedroom 1	13ft 1 x 10ft 2
Ensuite	3ft 5 x 8ft 5
Bedroom 2	13ft 6 x 8ft 5
Bedroom 3	10ft 3 x 8ft 3
Bathroom	6ft 8 x 6ft 6
Bedroom 4	11ft 8 x 13ft 1

Plot 5

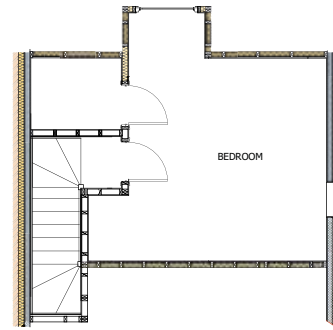
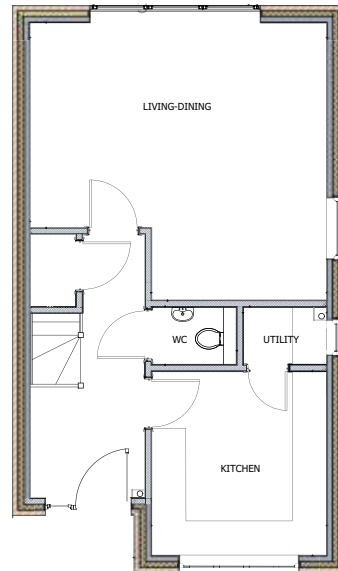
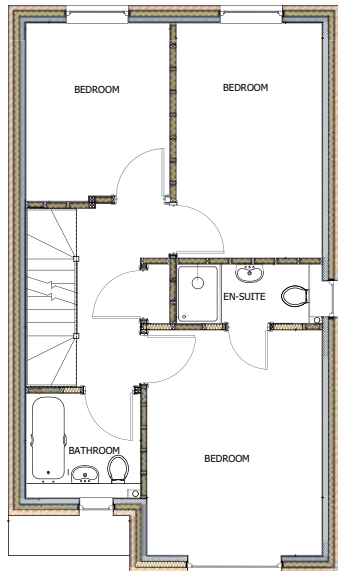
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Plot 5





Kingshills Estate Agents
Aston Court, Kingsmead Business Park
High Wycombe, Bucks, HP11 1JU
01494 939868
hello@kingshills.co.uk