



14 Sixty Acres Road, Prestwood, Buckinghamshire, HP16 0PD

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*An attractive, Edwardian, semi-detached house in a popular residential location close to the village centre with plenty of scope to extend and remodel (Subject to the usual planning consents)*

Sitting room | Dining room | Kitchen | Utility | Conservatory | Master bedroom | 2 Further double bedrooms | Family bathroom | Gravelled driveway

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Originally built in 1907, No 1 Rose Tree Cottages has, over recent years, been extended and much improved to provide a lovely, character, semi-detached house situated in a quiet residential road within a level walk of the village centre.

Briefly, the cottage comprises of a side access into the hallway, which has doors into the large, front sitting room and dining room. The kitchen is located next to the utility area with a large family/conservatory to the rear, overlooking the rear gardens.

On the first floor, there is a large landing, three double bedrooms and a bathroom. The cottage also benefits from double glazing and gas fired central heating.

Outside, the property has a large, gravelled driveway providing parking for four vehicles. The plot has a southerly rear aspect and consists of a neat, lawned area with patio beyond. To the side of the house is a well-fenced, long, level extension to the garden, which is also mainly laid to lawn

**Price... £625,000**

*Freehold*



## LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education, Prestwood lies in the catchment area for the Amersham/Chesham Grammar Schools and The Royal Grammar School for Boys in High Wycombe. The Misbourne School in Great Missenden also offers schooling for 11-18 year olds. Private schools close by include The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

## DIRECTIONS

From our offices in the High Street proceed along the Wycombe Road towards Great Kingshill. Sixty Acres Road is the third turning on the left and the property will be found on the right hand side half way along the road.

## School Catchment (2021/22)

Prestwood Infant & Junior Schools Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

## Additional Information

Council Tax Band E

EPC Band To be advised

## MORTGAGE

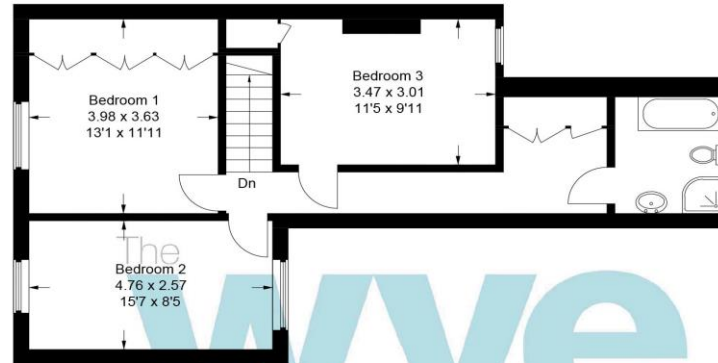
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

*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.*

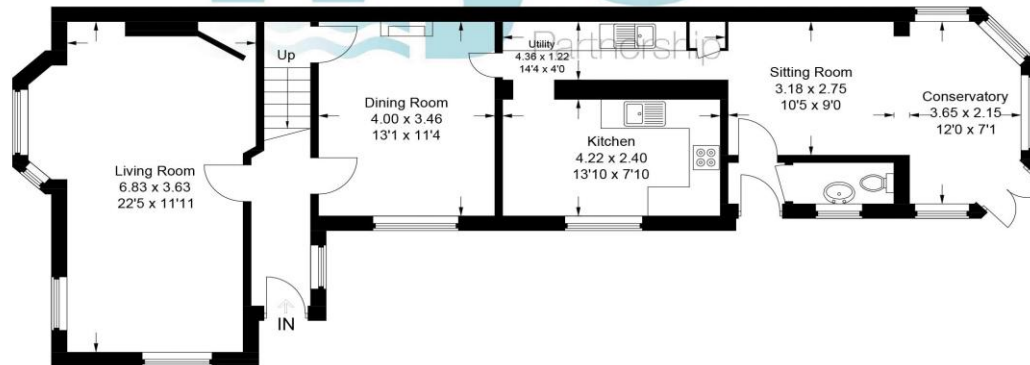


## 14 Sixty Acres Road

Approximate Gross Internal Area  
Ground Floor = 85.3 sq m / 918 sq ft  
First Floor = 59.7 sq m / 643 sq ft  
Total = 145.0 sq m / 1,561 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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