



The Hollies 153 Wycombe Road Prestwood Buckinghamshire HP16 0HJ

*A newly renovated and extended, four bedroom brick and flint home offered with the benefit of a ten year BuildZone warranty.*

Entrance hall | Sitting room | Kitchen/Dining/Family room | Utility room | Cloakroom | Master bedroom with ensuite shower room | Three further bedrooms | Driveway parking

---

Originally built in 1851, The Hollies has been extended and totally refurbished using traditional methods to create a beautiful four bedroom, two bathroom family home, situated in this sought after Chiltern village.

The dual aspect sitting room enjoys a bay window to the front. To the rear is a fabulous kitchen/dining/family room with bi-folding doors onto the garden, underfloor heating and a wood burning stove with York stone hearth. The kitchen is well fitted with a range of integrated NEFF appliances with grey gloss units and quartz worktops. Additionally, there is a ground floor cloakroom and spacious utility/boot room with side access.

On the first floor, there are four bedrooms with the master offering an ensuite shower room, and the newly fitted bathroom.

The traditional cut roof offering large loft space has been planned with further conversion in mind (subject to planning consents), with ample head height, wiring, plug sockets and lighting.

To the front there is a shared access gravel driveway for several cars and access to the rear garden which enjoys a natural stone patio, level lawns, all enclosed with mature hedging and fencing.

#### **DIRECTIONS**

From our offices in Prestwood take the Wycombe Road towards Great Kingshill. The property will be found on the left hand side, indicated by our For Sale board.

**Price... £679,950 ... Freehold**



## AMENITIES

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.

## SCHOOL CATCHMENTS (2019/20)

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

## ADDITIONAL INFORMATION

Council Tax Band Awaited

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

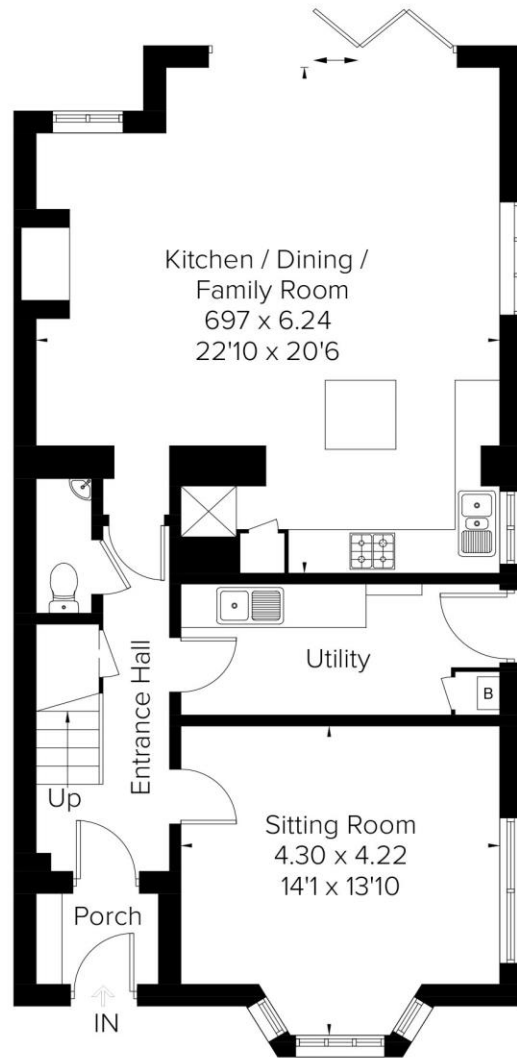
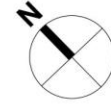
## MORTGAGE

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

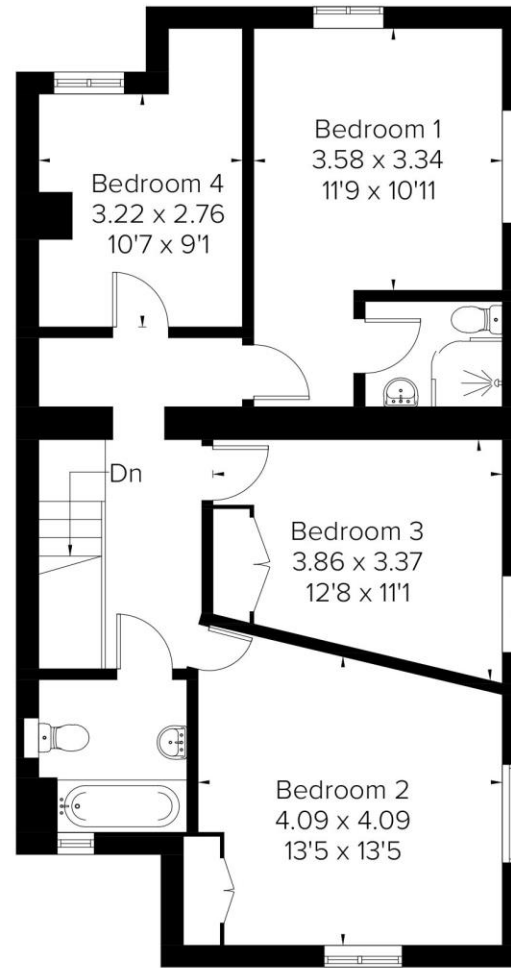
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Area = 155.6 sq m / 1675 sq ft  
Including Limited Use Area (3.3 sq m / 35 sq ft)



Ground Floor



= Reduced head height below 1.5m

First Floor