



2 The Nutshell, Prestwood, Buckinghamshire, HP16 9ER

A Four bedroomed detached house situated in the heart of Prestwood village with southerly facing rear gardens.

Porch | Hallway | Cloakroom | Living Room | Kitchen | Utility Room | Master Bedroom with En-suite | Three further double bedrooms | Family Bathroom | Garage | Gardens

This four bedroom, detached brick and flint house in the heart of Prestwood village offers well proportioned living accommodation with four double bedrooms and is convenient for the excellent local schools and the village amenities.

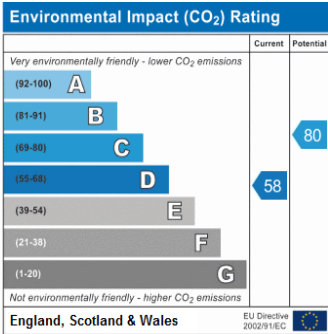
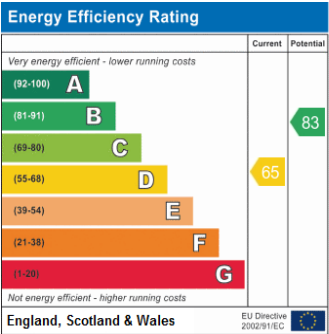
The accommodation comprises of a large kitchen-breakfast room with a range of fitted cupboards, built-in eye-level cooker, hob with extractor over with green granite worksurface, utility room with cupboards, sink and space for washing machine, cloakroom with sink and WC, a large lounge across the back of the house with access onto the southerly gardens.

Upstairs the master bedroom has built in wardrobes and an en-suite with shower, WC and wash hand basin, 3 further double bedrooms and a family bathroom.

There is also an integral garage and off street parking and the house is being offered with no onward chain.

Price... £750,000

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 Supermarket 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 nearby 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 (approximately 35 minutes). For more extensive requirements both High Wycombe and Amersham are approximately 5 miles from Prestwood.

DIRECTIONS

From our office in Prestwood ; turn left towards Great Missenden and the house can be found on the left hand side near the junction with Blacksmiths Lane as indicated by a Wye Country ' For Sale' board.

School Catchment 2022/23

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 G

EPC band D

MORTGAGE

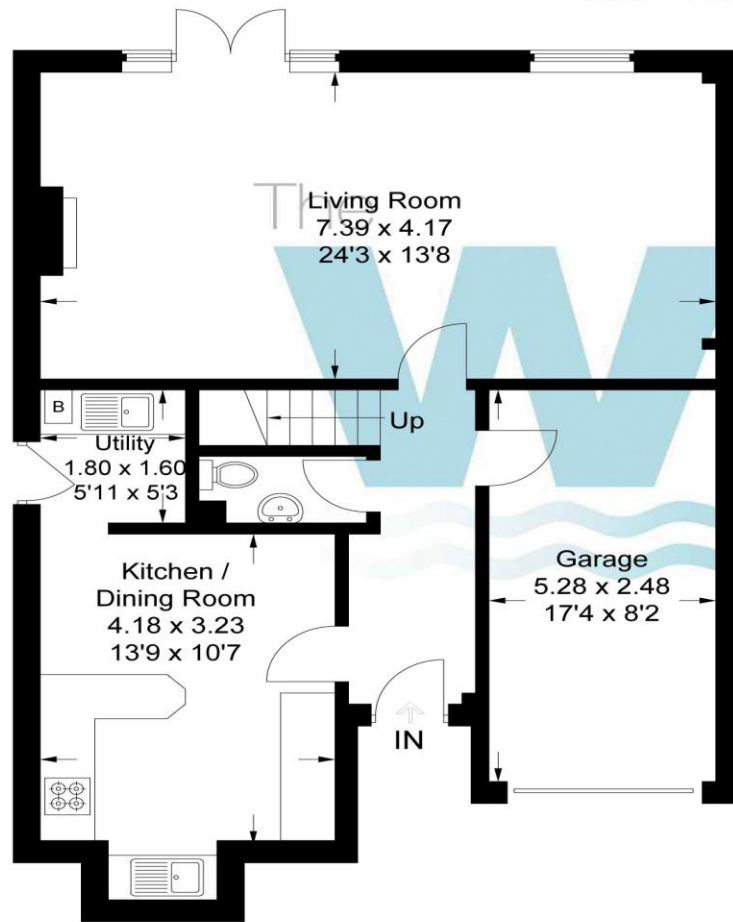
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

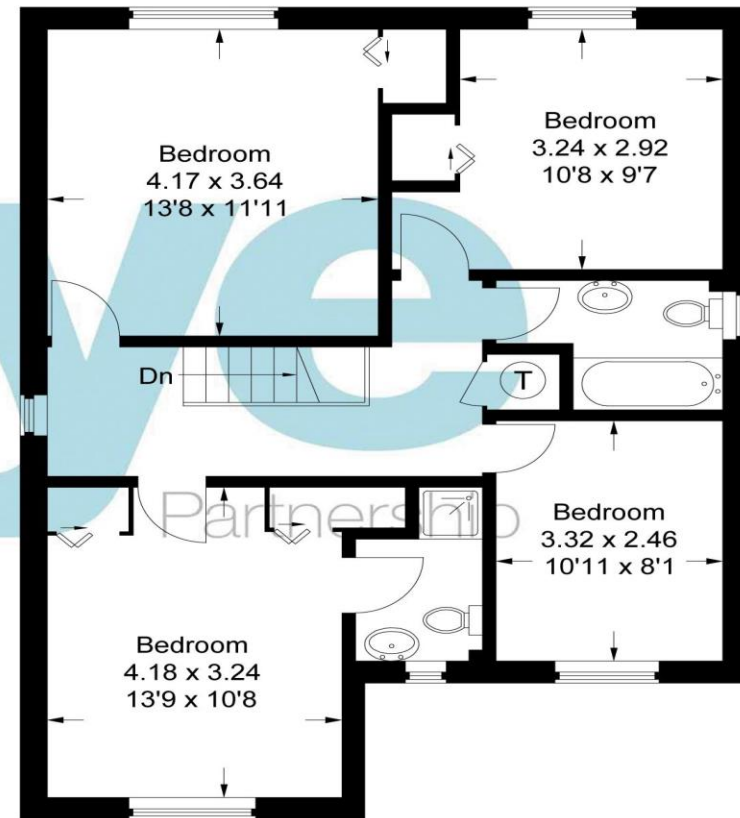


93 High Street

Approximate Gross Internal Area
Ground Floor (Including Garage) = 74.0 sq m / 797 sq ft
First Floor = 69.7 sq m / 750 sq ft
Total = 143.7 sq m / 1,547 sq ft



Ground Floor



First 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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