



Quince Cottage   Green Lane   Prestwood   Buckinghamshire   HP16 0QE

*A unique, three-bedroom, two bathroom, period property conveniently located for access to both Prestwood and Great Missenden villages. The bungalow has a vaulted sitting room and breakfast room. Outside, the rear gardens are level and private and feature a substantial garden room.*

Entrance hall | Sitting room | Kitchen | Breakfast room | Master bedroom ensuite | Two further bedrooms | Family bathroom | Substantial garden room | Brick built carport | Private gardens | Driveway parking

Quince Cottage is a unique, period property located on a well-regarded lane convenient for both Prestwood and Great Missenden villages. The bungalow is L-shaped and built around the rear garden which is level and private.

A stable door gives access directly into the kitchen which is fitted with a range of cream Shaker-style units with space and plumbing for the usual appliances. The floor is tiled with classic, low maintenance quarry tiles that lead through into the adjacent breakfast room which has French doors to the garden.

The sitting room is at the front and dual aspect with a feature log burner and vaulted ceiling.

All the bedrooms and bathrooms overlook the back garden. The master bedroom and bedroom 2 benefit from a bay window. The master bedroom is dual aspect with a range of fitted wardrobes and a door into a generous ensuite bathroom.

Outside, to the rear there is a substantial garden room ideal for home-working, recreation room or gym.

To the front the gardens are level and enclosed with ample parking either in the substantial car port or to the side in front of the kitchen door.

### Directions

From our office in Prestwood continue along the High Street towards Great Missenden, turning right into Green Lane (opposite the Green Man pub). Continue towards the end of the road and Quince Cottage is the last house on the right.

### Price.... £675,000

NB The property is held on a Possessory Title until Sept 21 when it becomes an unencumbered Freehold Title.



## 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 (2020/21)

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



## ADDITIONAL INFORMATION

Council Tax Band F  
EPC Band D  
To view this property, please contact:  
Wye Country 01494 868000  
Prestwood@wyecountry.co.uk

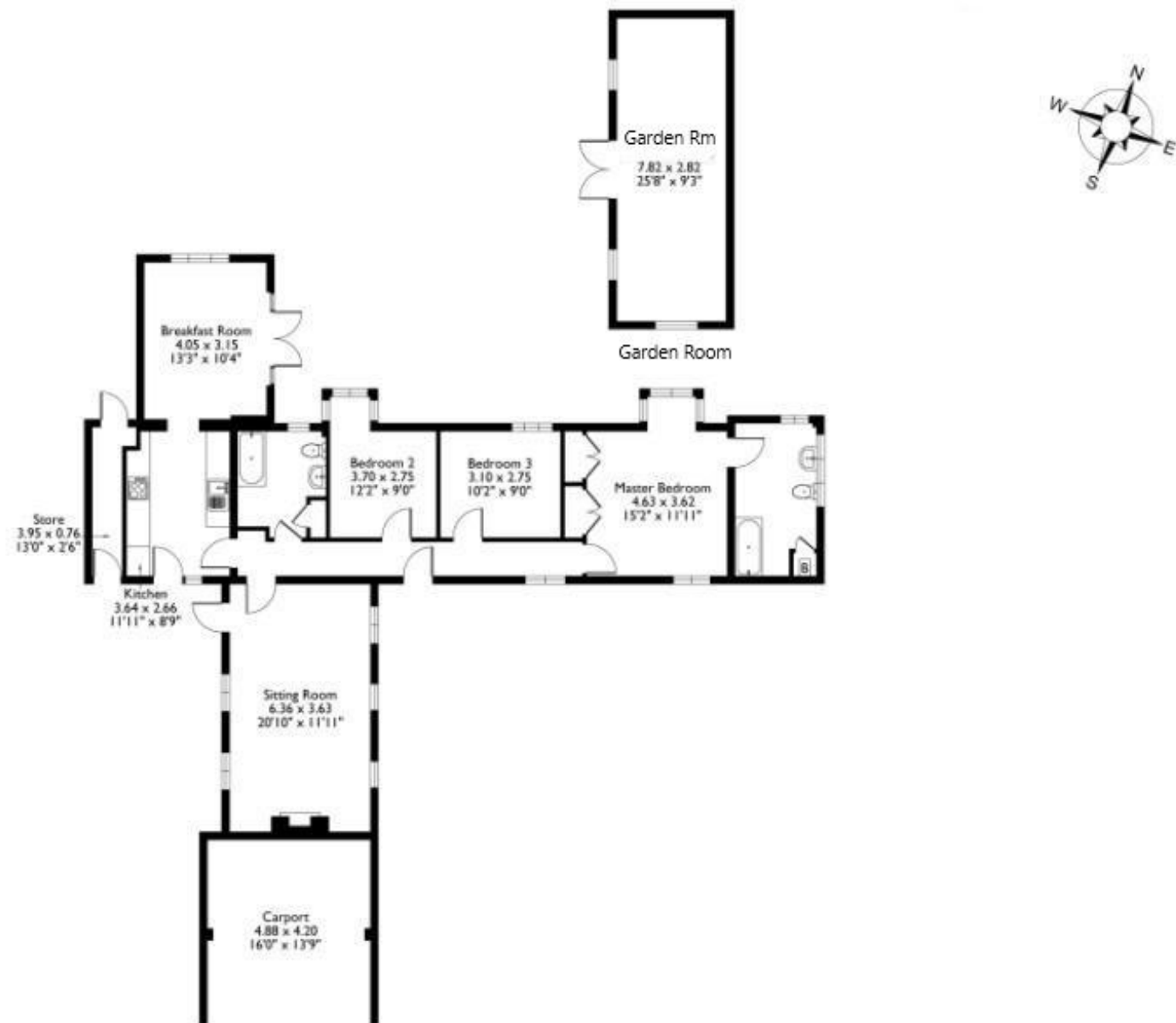
## MORTGAGE

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*



NOT TO SCALE



### Quince Cottage

Approximate Floor Area

House 133.95 sq m - 1441 sq ft

(Gross Internal Area - Including Garden Room)

**This plan is for illustration purposes only.**