



46 Lodge Lane, Prestwood, Buckinghamshire, HP16 0QG

An immaculately presented four bedroom, detached, family home that has stunning, contemporary design throughout including a feature staircase, high specification German fitted kitchen/diner and porcelain tiling with zonal under-floor zonal heating. Located in an enviable position on Lodge Lane in the picturesque village of Prestwood and backing onto paddocks and open countryside.

Driveway | Garage/Gym | Entrance Hall | Cloakroom | Living Room | Kitchen/Diner | Four Bedrooms | En-Suite | Family Bathroom | Enclosed Rear Garden |

Over the past few years the vendors have transformed this property showing enormous imagination and flair. Hidden behind the front of this four bedroom detached property is a truly stunning, contemporary home. Not only is the house immaculate and stylish but has been designed to be highly energy efficient and easy maintenance with zonal underfloor heating throughout the ground floor, with porcelain tiling and quality aluminium double glazing including two sets of bi-fold doors to the garden.

The first thing you see as you go through the front door is a spectacular, feature staircase leading to the first floor and the cloakroom. The front living room is beautifully designed to offer a warm, cozy space with log burner with slate hearth, twin windows and creative tiled wall. The kitchen/diner, truly is the heart of the home. It has been expertly designed to be both flooded with natural light and to provide the perfect space for family living and entertaining,. With a separate dining area and two sets of bi-fold doors linking the house to the enclosed, south-facing, rear garden. The high-quality German-designed, Nolte kitchen, features integrated NEFF double ovens, microwave and inset induction hob with Corian work tops and remote control, feature lighting effects under the units and extractor.

Taking the feature staircase with inset lighting to the first floor there are four similar-sized, double bedrooms, two of which have built in wardrobes. One of the bedrooms has the addition of an en-suite shower room with hand wash basin. Both of the rear aspect bedrooms enjoy beautiful, uninterrupted views of the paddocks and fields behind. The family bathroom has been refitted with a white suite including a P-shaped bath with shower over.

The south-facing rear garden offers a tranquil setting with seating areas, mature planting and an area of lawn, all enclosed with fencing and hedging and bordering paddocks and open countryside. The garage had been converted to be used as a gym, with large window overlooking the garden but would be ideal for a home office, music room or back to a garage if required.

Price... £700,000 *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 see further information below. 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 office in Prestwood, proceed towards Kingshill along the Wycombe Road and take the 5th turning on the left into Lodge Lane (just past Wrens Dairy) and the property can be found a short distance on the righthand side.

Additional Information

Council Tax band F
Updated EPC Awaited

School Catchment

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary 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 Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

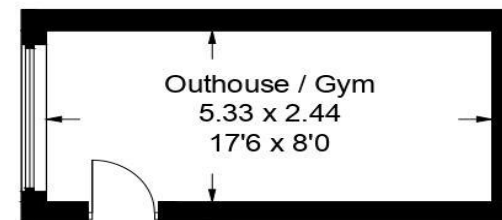
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

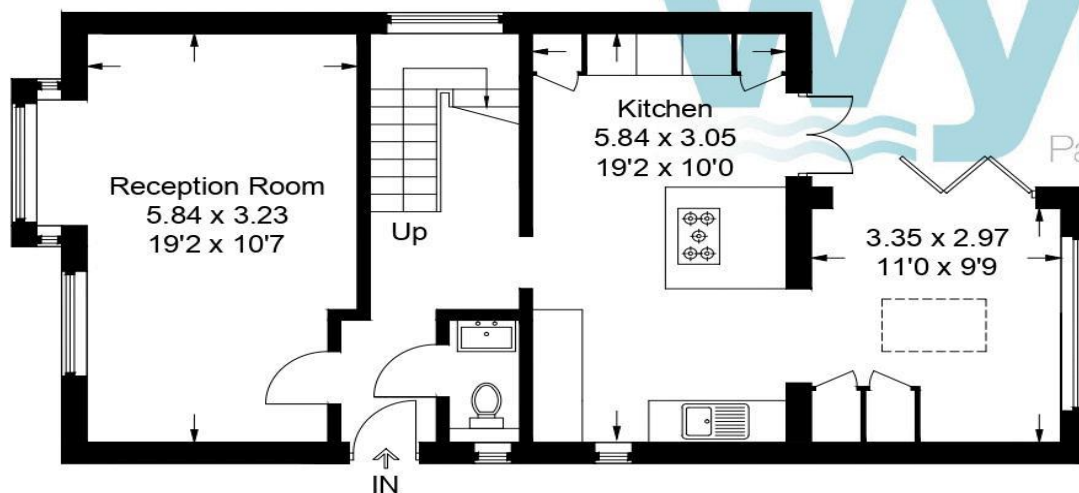


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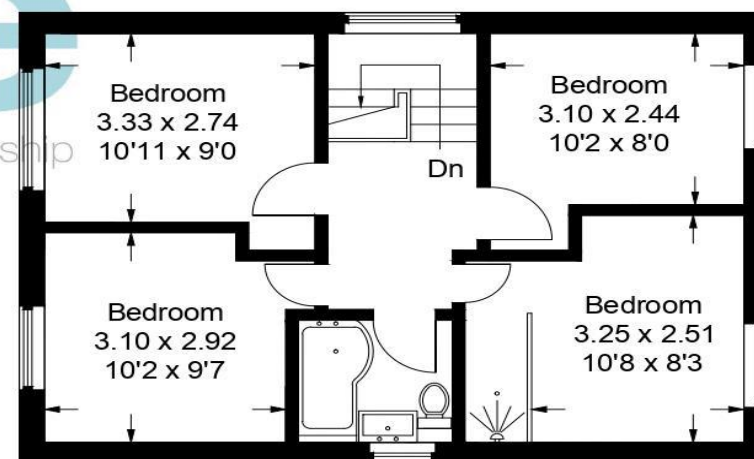
Approximate Gross Internal Area
Ground Floor = 61.9 sq m / 666 sq ft
First Floor = 49.1 sq m / 529 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 124.2 sq m / 1,337 sq ft



(Not Shown In Actual Location / Orientation)



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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