



MILL COTTAGE 78 WYCOMBE ROAD PRESTWOOD BUCKINGHAMSHIRE HP16 0HW

A picturesque, two bedroom, period detached cottage set well back from the road, with character features and beautiful large gardens offered with no onward chain.

Entrance hall | Sitting room | Kitchen | Utility room | Dining room | Conservatory | Cloakroom | Ground floor bathroom | Two double bedrooms | Long graveled driveway | Large gardens

Mill Cottage is an ancient cottage situated in an unrivalled location down a long private drive just off the Wycombe Road, backing directly onto open fields and countryside. Originally the Millers Cottage, the property is one of the oldest in the village and oozes character.

To access the cottage there is a long private driveway from the Wycombe Road which also provides parking for several vehicles and then opens up into the pretty woodland glade which surrounds this chocolate box cottage.

The accommodation is arranged over two floors with a modern well constructed porch to the front giving access into the living room which has a conservatory to the rear to take advantage of the rolling views beyond. There is a compact kitchen and dining room and a ground floor bathroom. On the first floor there are two good sized bedrooms. The cottage is neat and tidy, but offers plenty of scope for updating.

The gardens are a major feature of the cottage as they extend to the front and both sides, therefore providing a high degree of seclusion. There are extensive areas of lawn with many shrubs, trees and bushes. There is a detached garage at the end of the driveway.

From the property the village centre with all its attendant facilities is a level walk.

DIRECTIONS

From our office in Prestwood, follow the Wycombe Road for about a quarter of a mile and the driveway will be found on the right hand side.

Price... £600,000 ... 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 (2020/21)

Prestwood Infant & Junior Schools
Boys' Grammar; Dr Challoner's, 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
(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band F | EPC Band E

To view this property, please contact:

Wye Country, 120 High Street,
Prestwood

Tel: 01494 868000

Email: prestwood@wyecountry.co.uk

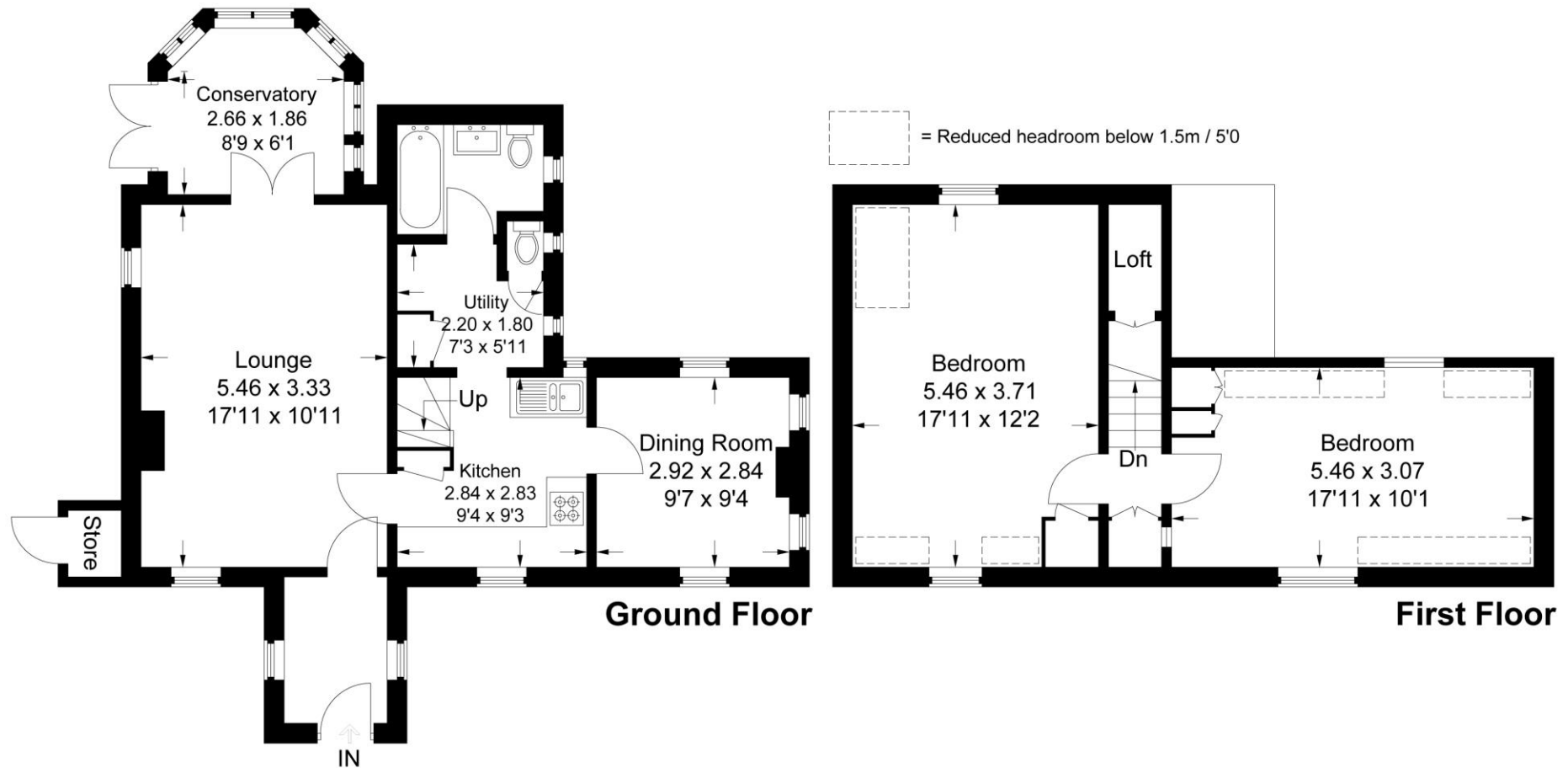
MORTGAGE

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 Gross Internal Area
 Ground Floor = 56.7 sq m / 610 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Total = 98.8 sq m / 1,063 sq ft
 (Excluding Store)



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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