



26 Peppard Meadow, Prestwood, Buckinghamshire, HP16 0SF

An immaculate, and beautifully presented, three/four bedroom semi-detached family home ideally situated on the Lodge Lane development.

Front Garden | Driveway | Entrance Hall | Cloakroom | Office/Bed Four | Sitting Room | Kitchen | Dining/Family Room | Covered Patio Area | Garden | Garden Shed | Three Bedrooms | Family Bathroom |

A beautifully presented, three bedroom semi-detached family home located on the popular Lodge Lane development, close to village amenities and local schooling. The house has been expertly altered by the current owners to create bright, open and versatile accommodation.

The front aspect sitting room offers a light and calm space, with feature fireplace and glass sliding doors leading through to the family/dining room, which adjoins the kitchen. This open space caters perfectly for modern family living and entertaining and is truly the heart of the home. The family/dining area benefits from ceramic, wood-effect, tiling with underfloor heating and has room for dining table and seating area and the outside has genuinely been incorporated into the house for year round enjoyment. Accessed via hi-specification 'origin' bi-fold doors, a stunning, porcelain tiled, covered patio/seating area has been created. This leads seamlessly onto the pretty garden, laid to lawn with raised, railway sleeper, flower beds and garden shed for storage. Adjoining the family/dining area is a modern, well appointed, kitchen with a range of base and wall mounted units and breakfast bar. There is space and plumbing for a dish washer, washing machine and fridge freezer along with integrated oven and gas hob. Two sky lights, a rear aspect window and back door flood the kitchen with natural light. Accessed via the kitchen and also the entrance hall, is the home office/bed four. Formally the garage, this useful space has been converted and is currently used as a work room, although it would also make an ideal ground floor fourth bedroom, home office or play room. There is also a handy cloakroom off the entrance porch.

Upstairs there are three bedrooms and a family bathroom leading off a generous landing. The front aspect master bedroom benefits from inset wardrobes and there is a good size double bedroom to the rear and single bedroom to the front. The modern bathroom is fitted with a three piece white suite comprising, vanity unit with concealed cistern wc and hand wash basin and bath with shower over.

To the front of the property is a driveway providing parking for two/three cars and side access to the rear. The rear garden is laid to lawn with raised, railway sleeper, flower beds and garden shed for storage.

Price... £497,500

Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. 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). Follow the road for a short distance and take the third turning on the left into Peppards Meadow and the property will be found a short distance on the right hand side, facing as you approach.

Additional Information

EPC Band C

Council Tax Band D

School Catchment

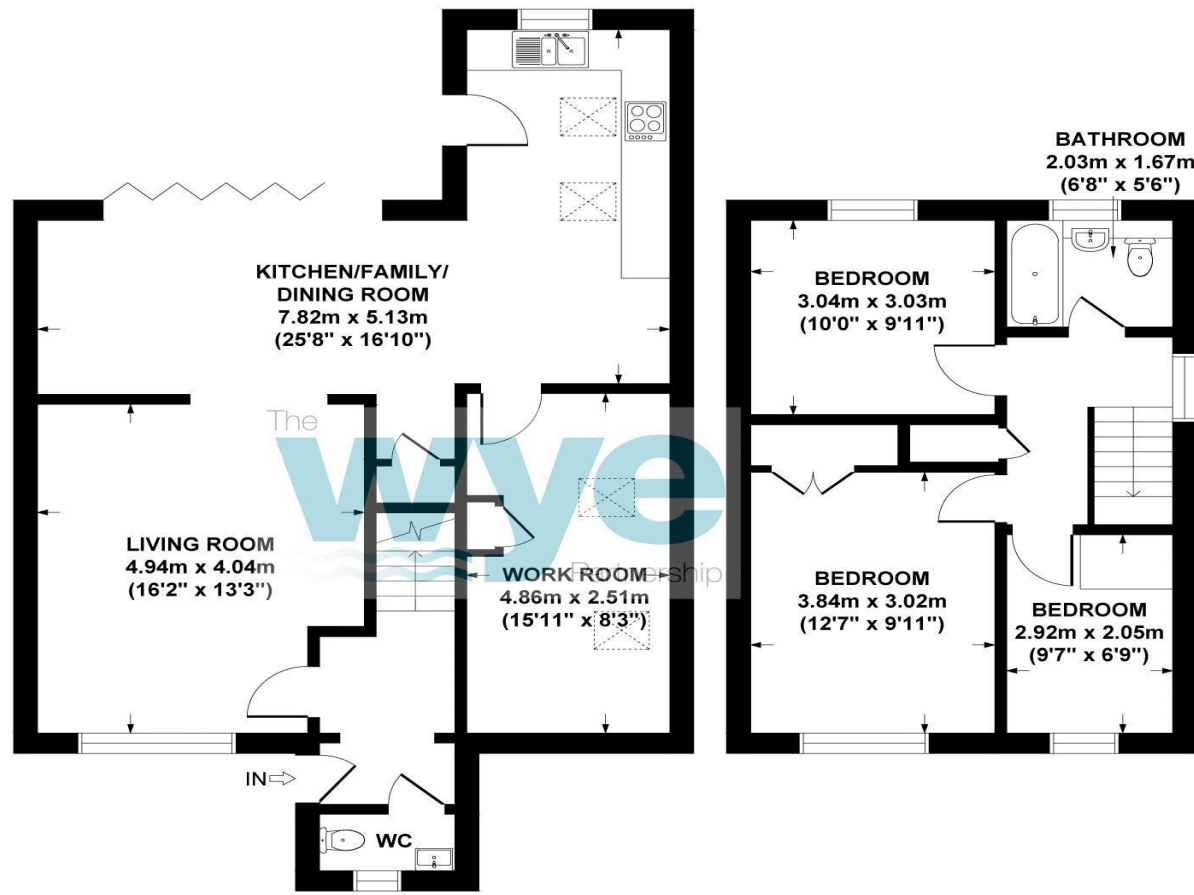
Prestwood Infant and Junior School Boys' Grammar; Dr Challoner's, The Royal Grammar, Aylesbury Grammar Girls' Grammar; Dr Challoner's High School, Aylesbury High Mixed Grammar; Chesham, Sir Henry Floyd Upper School/All ability; The Misbourne School (We recommend you check accuracy and availability at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

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 69 SQ M / 748 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 39 SQ M / 424 SQ FT

PEPPARD MEADOW, PRESTWOOD HP16 0SF
APPROX. GROSS INTERNAL FLOOR AREA 108 SQ M / 1172 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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