



14 Stocklands Way   Prestwood   Buckinghamshire   HP16 0SJ



*A well presented four bedroomed detached house situated in a quiet cul-de-sac in the heart of this popular village, with re fitted kitchen.*

Entrance hall | Sitting room | Kitchen/dining room | Cloakroom | Four bedrooms | Family bathroom | Garage/Hobbies room | Store room | Driveway parking | Private rear garden

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14 Stocklands way is a four bedroomed detached house which has been updated and improved by subsequent owners to provide a comfortable family home. The property is situated in a quiet cul-de-sac in the heart of this popular village, within level walking distance of the excellent local amenities and the lovely surrounding countryside with extensive walks and trails through the farmland and woods.

On entering the hallway there is a cloakroom to the right and a door into the light and airy sitting room which is to the front of the house. At the rear, the beautifully fitted kitchen and dining room have been opened up to provide a modern family kitchen living space with access into the rear gardens. On the first floor there are four good sized bedrooms and a family bathroom. The house has gas fired central heating and double glazing throughout. Outside, the garage has been converted to provide useable work space with an aspect over the rear garden.

The gardens which are principally to the rear, are well enclosed with a large patio area and an ornamental wall with level lawn and well stocked shrub and flower borders. To the front of the house is a lawned area with a driveway providing parking for two cars.

**Price... £545,000 ... 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 – Chesham, Dr Challoner's and The Royal Grammar School

Girls' Grammar – Chesham, Dr Challoner's High School

Upper School/All ability – The Misbourne School

**(We recommend you check accuracy and availability at the individual schools)**

### DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards Great Kingshill, turning left into Lodge Lane. Take the fourth turning left into Stocklands Way and the property will be found on the right hand side.

### ADDITIONAL INFORMATION

Council Tax Band F | EPC D

### TO VIEW THIS PROPERTY PLEASE CONTACT:

Wye Country, 120 High Street, Prestwood

Tel: 01494 868000

Email: [prestwood@wyecountry.co.uk](mailto:prestwood@wyecountry.co.uk)

*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.*



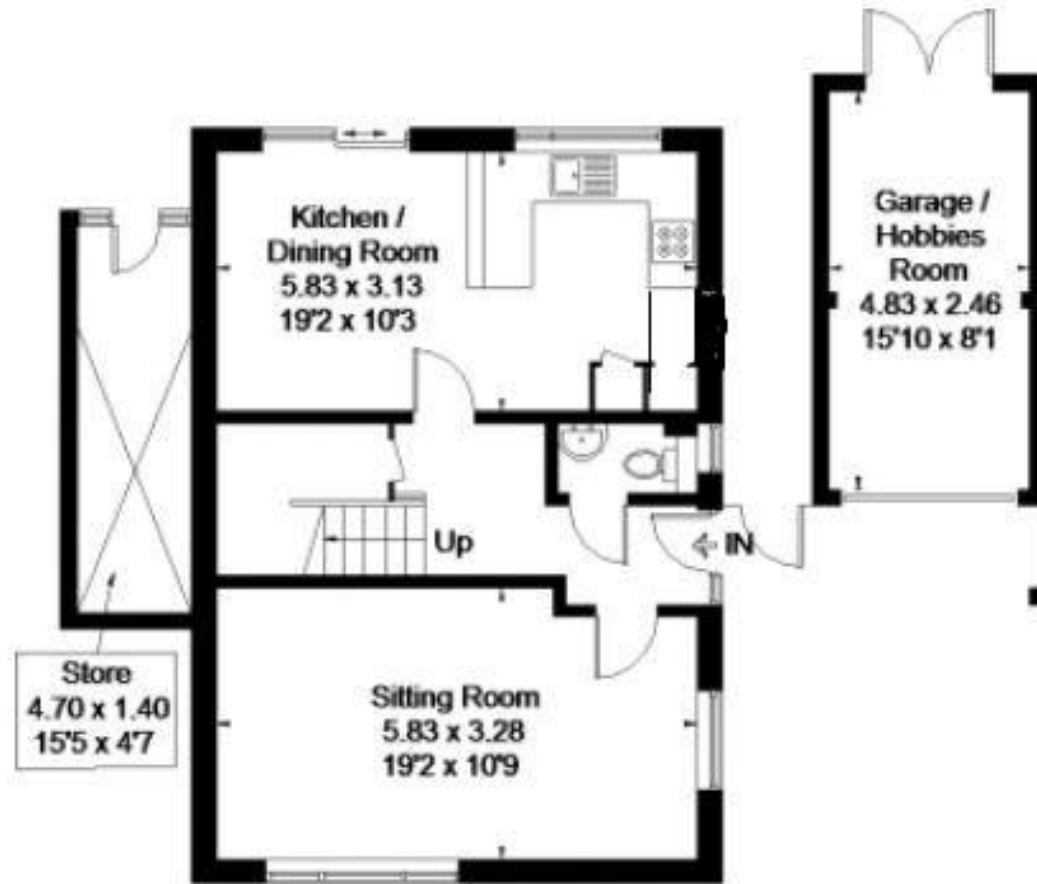
## Prestwood, Great Missenden

Approximate Gross Internal Area

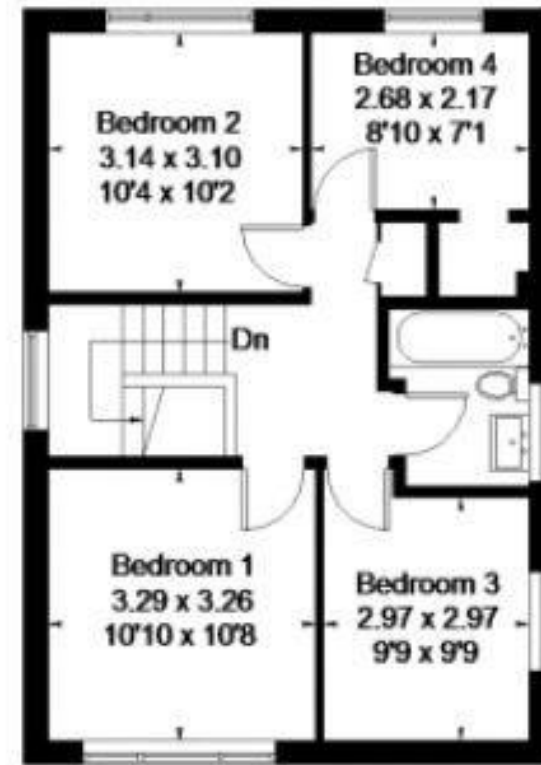
House = 101.2 sq m / 1089 sq ft

Garage / Hobbies Room = 11.9 sq m / 128 sq ft

Total = 113.1 sq m / 1217 sq ft



Ground Floor



First Floor

FLOORPLAN20 2018 0203 9056089 Ref: 206165

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.