



8 Church Path, Prestwood, Buckinghamshire, HP16 0QJ

A pretty Victorian semi-detached house situated at the end of a private road with a large South facing garden adjacent to woodland.

Hall | Dining room | Kitchen | Utility room | Cloakroom | Triple aspect living room | 3 bedrooms | Bathroom | Garage | Outbuildings | Extensive parking

Situated adjacent to ancient woodlands, at the end of a quiet cul-de-sac, on the fringes of Prestwood village, number 8 Church Path is a very pretty older style semi-detached cottage.

The property is well-presented and sits on a generous plot and has scope for further extension. Since 2015 the central heating, roof and damp-proof course have been upgraded and the house is being sold in a much improved condition.

The dining room is front aspect and is fitted with easy-care wood-effect laminate flooring. There are two display niches and ample space under the stairs. A door from the dining room leads into the upgraded kitchen featuring moulded work surfaces, ample base and wall units and space for a slot in cooker and space and plumbing for a slimline dishwasher. The kitchen sink overlooks the large, level garden beyond. The utility room and cloakroom are off the kitchen, a back door from the utility room leads out into the gardens.

The sitting room is well-proportioned and triple aspect with a brick feature fireplace as the focal point of the room.

Upstairs there are three bedrooms; two generous doubles and a smaller single bedroom plus the family bathroom.

The house is the last property at the end of the private road with easy access directly into the wood with footpaths leading to the ancient parish church, the Polecat public house and restaurant and Hildreth's Garden centre. As the last property, the house is located on a generous, corner plot with private hard-standing for several vehicles and level garden to the rear of the house. The current owner has renewed many of the paths, patios and improved many of the outbuildings at the rear of the house and planted fruit trees and shrubs.

Price... £625,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities, 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, follow the High Street towards Great Missenden. Turn right into Nairdwood Lane (garage on corner) and continue for approx ½ mile, the turning for Church Path is on the right hand side after the school and no 8 will be found at the end on the left hand side.



School Catchments 2022/23

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)



Additional Information

Council Tax Band F

EPC Band D

MORTGAGE

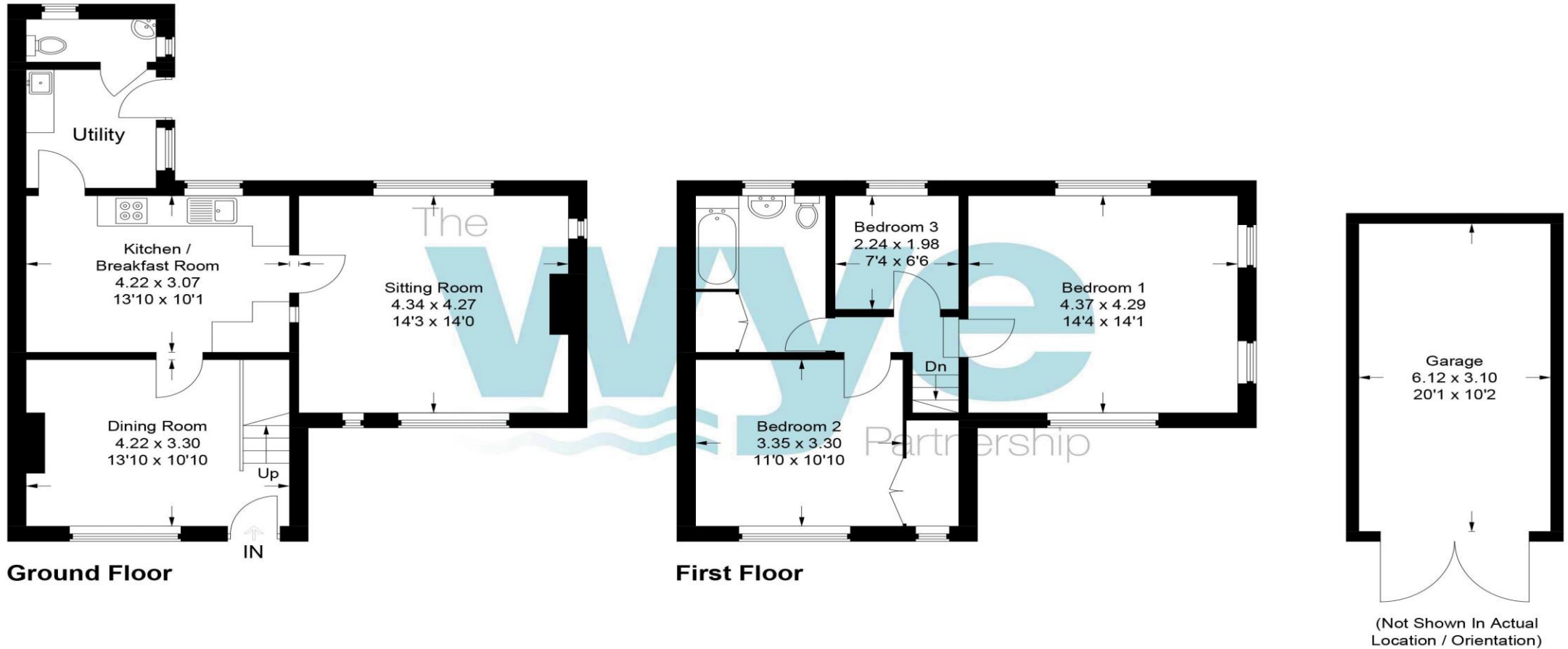
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



8 Church Path

Approximate Gross Internal Area
Ground Floor = 54.8 sq m / 590 sq ft
First Floor = 47.2 sq m / 508 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 120.9 sq m / 1301 sq ft



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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