



9 Barley View, Prestwood, Buckinghamshire, HP16 9BW



*An attractive, modern brick and flint, two bedroom cottage, ideally located in a quiet cul-de-sac between the villages of Prestwood and Great Missenden. This immaculate home, with two double bedrooms and spacious accommodation would make a perfect first or downsize purchase.*

**| Storm Porch | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Utility Room | Two Double Bedrooms | En-Suite | Family Bathroom | Driveway | Rear Garden | Summer House |**

Well crafted, yet modern brick and flint semi-detached cottage, offered to the market in immaculate 'walk-in' condition. Ideally situated in a quiet, small cul-de-sac, bordering the beautiful Chiltern Hills countryside and perfectly positioned for the village amenities of both Great Missenden and the nearby Prestwood village centre.

Built in 2007 by renowned local builders, Beeks Homes, the property offers generous and bright accommodation throughout, including two double bedrooms, two bathrooms, kitchen, sitting room and separate dining room. The ground floor benefits from underfloor heating throughout with the rest of the cottage heated via gas central heating.

The house is accessed via the double glazed, composite front door leading to a welcoming entrance hall with oak flooring and a handy downstairs cloakroom with quartz tiled floor. Also off the entrance hall is the well equipped modern kitchen with a range of wall and floor mounted units, integrated Neff oven and grill and four ring gas hob. Space and plumbing available for dishwasher and fridge freezer.

The generous sitting room with oak flooring is positioned in the centre of the house and leads to the wonderful vaulted dining room. Flooded with natural light from a velux window with remote control blind, this room provides a seamless link to the garden through double patio doors. Also accessed from the sitting room is a utility room, with floor mounted units and floor to ceiling storage cupboards, plumbing for washing machine and inset sink.

Upstairs are two double bedrooms, with the principal bedroom enjoying a rear aspect over the garden, built in mirrored wardrobes and en-suite shower room. The modern shower room is fully tiled with walk-in shower cubicle with Aqualisa rain-effect shower head. Bedroom two, also a double, overlooks the cul-de-sac to the front with a well appointed family bathroom completing the accommodation.

Outside, to the front of the property is a paved driveway with parking for two/three cars and gated access to the rear. To the rear is a beautiful, landscaped South facing garden. An initial patio area provides a perfect seating area and space for al-fresco dining with the addition of a Summer house with light and power. The rest of the garden is laid mainly to lawn with a central pathway, leading to an additional slate tiled circular patio, all enclosed with closed boarded fencing and stunning flower and shrub borders.

**Price... £550,000 Freehold**





## LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small 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. After about a mile Barley View will be a turning on the left, just before the Green Man pub and Green Lane, on the right.



## Additional Information

EPC Band C

Council Tax Band D

## 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

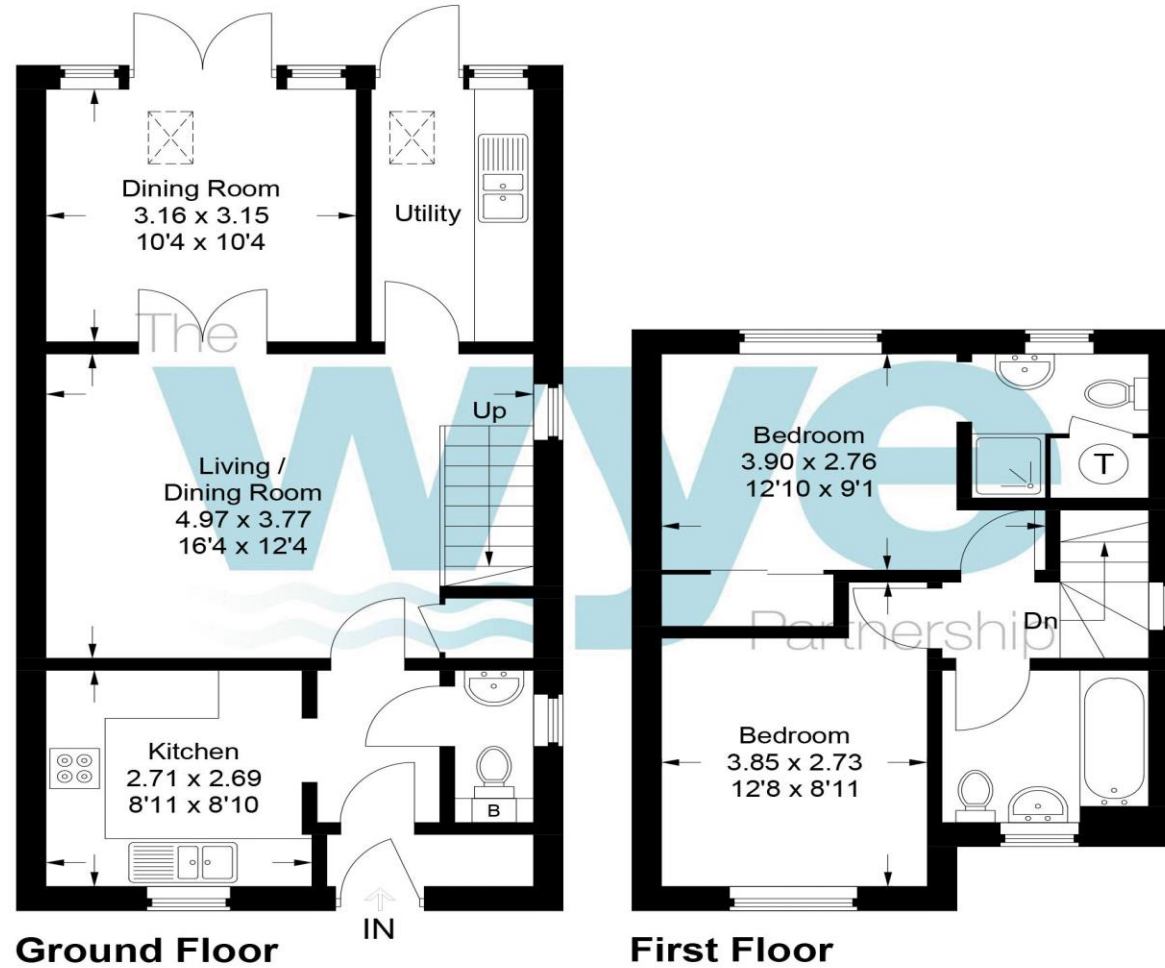
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# 9 Barley View

Approximate Gross Internal Area  
Ground Floor = 49.7 sq m / 535 sq ft  
First Floor = 31.1 sq m / 335 sq ft  
Total = 80.8 sq m / 870 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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