



7 CHURCH PATH PRESTWOOD BUCKINGHAMSHIRE HP16 0QJ

A well presented, two bedroom, semi-detached cottage in a quiet private lane location close to woodland with a lovely, southerly garden. The property is full of charm with a conservatory opening onto a large, level rear gardens.

Lounge/dining room | Kitchen | Utility | Shower/Cloakroom | Conservatory | Two Bedrooms | Bathroom | Garage | Rear garden

7 Church Path is a smartly presented, two bedroom, white rendered, cottage situated in a private road close to woodland walks on the fringes of Prestwood village, on the Great Missenden side. It is within a matter of yards from level walks through the lovely Beech woodlands and on to the beautiful open countryside and fields beyond.

This charming semi-detached house is well presented with the front door leading into the spacious lounge/dining room with large front window giving plenty of light. The kitchen which is fitted with floor and wall units adjoins the conservatory at the rear of the cottage with French doors giving access to the large rear garden, there is a good sized utility room with a door into the Garage and the well appointed shower/cloakroom. On the first floor there are two large double bedrooms, a bathroom and a study/landing area.

There are French doors leading outside from the conservatory to a patio area with the large level garden beyond with flower beds and lawn. At the end of the garden there are 2 large timber sheds with light and power and the whole garden is well enclosed with close boarded fencing. At the front of the house there is a driveway to the single garage and further parking for 2 to 3 cars to the far side of Church Path. The house benefits from gas fired central heating double glazing and a water softener.

The public footpaths are only a few meters from the door and provide access to the fields and woods which are ideal for rambling, dog walking etc and will take you via different routes to the village of Great Missenden with its attendant facilities and railway station.

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 and the turning for Church Path is on the right hand side after the school and no 7 will be found almost at the end on the left hand side.

Price... £550,000 ... 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,
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 E | EPC Band D

To view this property, please contact:

Wye Country, 120 High Street, Prestwood
| Tel: 01494 868000

Email: prestwood@wyecountry.co.uk

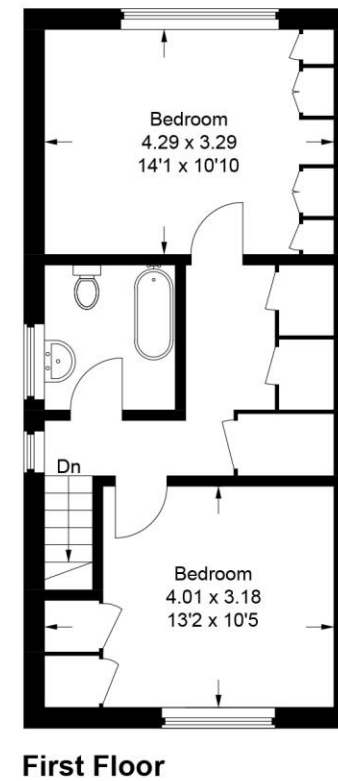
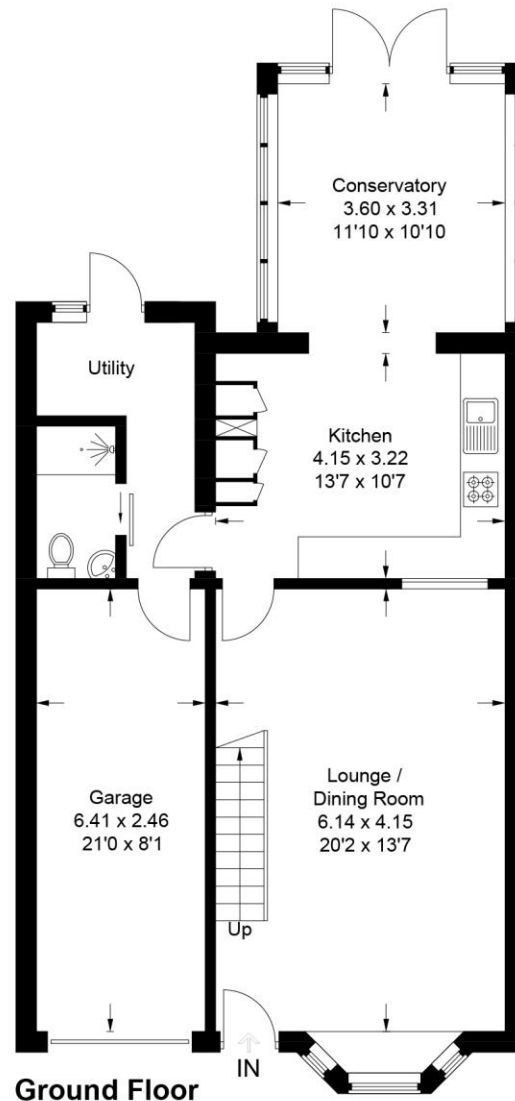
MORTGAGE

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 = 81.0 sq m / 872 sq ft
 (Including Garage)
 First Floor = 41.2 sq m / 443 sq ft
 Total = 122.2 sq m / 1,315 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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