



Rookery Nook, Prestwood, Buckinghamshire, HP16 9PL

A charming, five-bedroom, detached house located in an idyllic country lane setting on a desirable lane on the outskirts of Prestwood village. The house is very well presented with generous accommodation with a good layout and excellent links between house and garden. Both the wonderful Chiltern countryside with stunning country walks and facilities of Prestwood village are easily accessible on foot or by car

Entrance Hall | Study | Cloakroom | Sitting Room | Dining Room | Kitchen/Breakfast Room | Boot Room | Utility Room | Double Garage | Five Bedrooms | En-Suite To Master | Family Bathroom | Loft Room | Front, Side and Rear Gardens

This beautiful house is located amongst similar, quality properties less than a third of a mile from the heart of the village facilities and pub. The property is set back from the road and accessed via a five-bar gate onto a brick paver driveway with ample parking and double garage.

The generous entrance hall is flooded with natural light and provides access to the main accommodation with a grand staircase rising to the first floor. The main reception rooms flow naturally and includes a generous, bay-fronted sitting room with doors leading onto the garden, a separate dining room, front aspect study and a 24'10 kitchen/breakfast room with direct access to the patio seating area that overlooks the pond.

Upstairs, there are five, good-sized, double bedrooms off a central landing with a family bathroom. The master bedroom has fitted wardrobes and an en-suite shower room. In addition, there is a useful loft room with Velux windows accessed via a pull-down ladder.

The beautiful wrap-around garden can be accessed via the main sitting room, boot room and kitchen. The garden is very private with mature hedging and is laid mainly to lawn, with a paved patio for relaxation and entertaining.

Hotley Bottom is a haven for dog walkers and ideal for exploring the adjacent, countryside and rolling Chiltern Hills. The lane also benefits from a delightful, secluded, 'community' pond which is overlooked from the garden. Rookery Nook is a tranquil, hidden gem.

Price... £1,100,000 Freehold



LOCATION

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.

DIRECTIONS

From our offices in Prestwood; follow Chequers Lane to the T-Junction and turn left onto Moat Lane. Bear to the right into Hotley Bottom Lane and the house will be found a short distance along on the right hand side.

Additional Information

EPC Band D Council Tax Band G

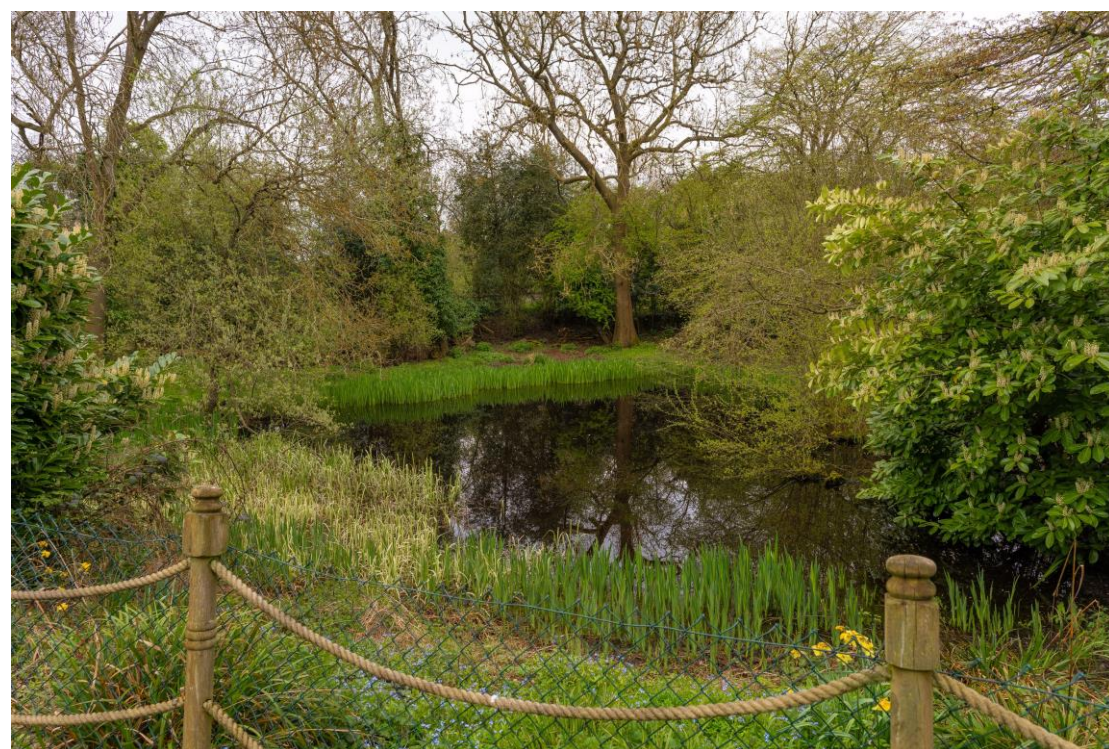
School Catchment

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

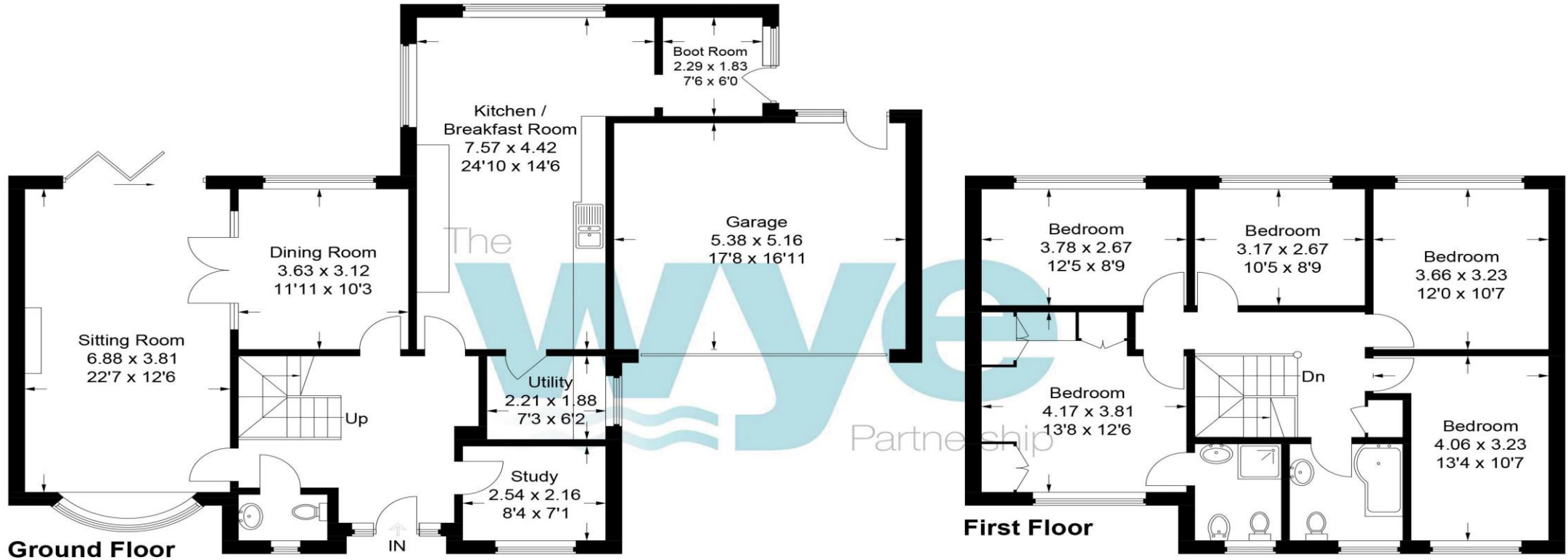
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Rookery Nook

Approximate Gross Internal Area
Ground Floor = 102.6 sq m / 1,104 sq ft
First Floor = 79.7 sq m / 858 sq ft
Garage = 28.4 sq m / 306 sq ft
Total = 210.7 sq m / 2,268 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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The **wye** Partnership