



Laburnum Villa 131 High Street Prestwood Buckinghamshire HP16 9EX



*A four bedroom, three reception room, detached house situated in the heart of the village. Available as a house or as building plot with planning permission for two detached houses.*

Entrance Hall | Cloakroom| Sitting room | Family/dining room | Kitchen/breakfast room | Utility room | Conservatory | Four bedrooms | Family bathroom | Double garage | Various outbuildings  
Driveway parking for several vehicles| Private south facing rear gardens

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Laburnum Villa is a four bedrooomed detached Victorian house situated in the heart of Prestwood village close to all the excellent amenities. The house offers huge scope for updating and improvement and currently offers flexible living accommodation over two floors.

On the ground floor there are three good reception rooms, a kitchen, utility room and conservatory with cloakroom off the back lobby. On the first floor there are four well-proportioned bedrooms with a family bathroom.

Outside, the house offers a southerly facing, well enclosed rear garden, a number of outbuildings including a detached garage and a gravel driveway providing off road parking for several vehicles.

Alternatively the property has planning permission (PL/20/1251/FA ) to demolish the existing house and erect a pair of detached cottage style homes.

#### **DIRECTIONS**

From our offices in Prestwood follow the High Street for a short distance and the property will be found on the right hand side, indicated by our For Sale board.

**Price... £625,000 ... 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; Dr Challoner's and The Royal Grammar School  
Girls' Grammar; Dr Challoner's High School  
Mixed Grammar; Chesham  
Upper School/All ability; The Misbourne School

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



### ADDITIONAL INFORMATION

Council Tax Band F | EPC Band D

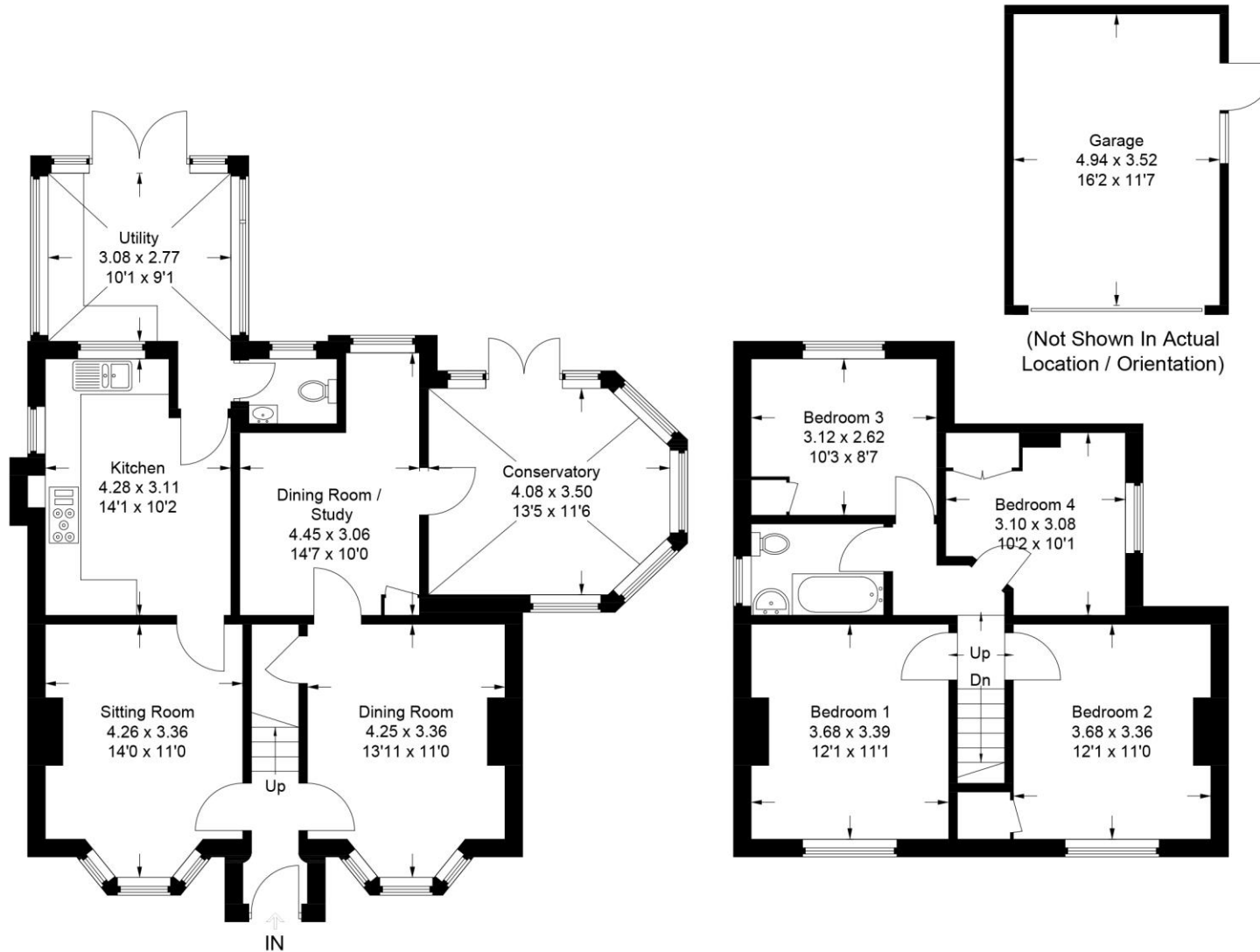
### TO VIEW THIS PROPERTY PLEASE CONTACT:

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.*



Approximate Gross Internal Area  
 Ground Floor = 85.4 sq m / 919 sq ft  
 First Floor = 53 sq m / 570 sq ft  
 Garage = 17.3 sq m / 186 sq ft  
 Total = 155.7 sq m / 1,675 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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