



4 Clarks Cottages, Prestwood, Buckinghamshire, HP16 9DG



*A charming four bedroom character cottage, ideally situated within the heart of Prestwood village on one of its premier, quiet, roads. Purporting to date back to the 1880's, the cottage oozes character throughout.*

Driveway | Sitting Room | Kitchen/Diner | Four Bedrooms | Family Bathroom | Enclosed Rear Gardens |

A charming, four bedroom character cottage, ideally situated within the heart of Prestwood village on one of its premier, quiet, roads. Purporting to date back to the 1880's, the cottage oozes character throughout, including parquet flooring reclaimed from a local school, period wooden 'latch' doors throughout and original beams, thought to have been salvaged from a ship. Although a cottage there is an abundance of natural light

Upon entering the cottage the Victorian charm is immediately apparent with exposed original beams, inglenook fireplace with log-burner and beamed surround and parquet flooring. The spacious sitting room leads to a wonderful 'eat-in' Country style kitchen/diner with a range of floor mounted units with oak worktops, range cooker, dishwasher, washing machine and space and plumbing for American style fridge/freezer. Patio doors lead from the kitchen to a patio area and the delightful rear gardens.

To the first floor are three bedrooms and family bathroom. Bedroom one is a good size double enjoying a front aspect with bedrooms three and four overlooking the rear garden and bedroom four making a perfect home office/nursery. The quality family bathroom consists of hand wash basin, wc, heated towel rail and large walk-in shower with rain effect shower head. On the second floor is a wonderful second double bedroom, running the length of the roof space, measuring nearly 30'. Flooded with natural light from Velux windows and offering additional space, with some restricted head height, perfect for families with teenagers.

Off road parking is available to the front. The rear gardens, being a particular feature of the cottage, are accessed via patio doors from the kitchen, there is a tranquil and beautiful enclosed South East facing rear garden. The slate tiled patio area, adjacent to the kitchen, is perfect for entertaining and leads to a level garden laid mainly to lawn with mature hedging and closed boarded fencing. Accessed via a gate is a further area of lawn and garden shed. This wonderful, period cottage has been much loved by the current owners and, whilst it will benefit from some general updating, the period features and surprisingly spacious accommodation offer an ideal opportunity to own a historical quintessential cottage.

**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 Prestwood office take Chequers Lane. At the end turn left into Moat lane, then left again into Kiln Road. Clarks Cottages are a couple of hundred yards down on the left.

## 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

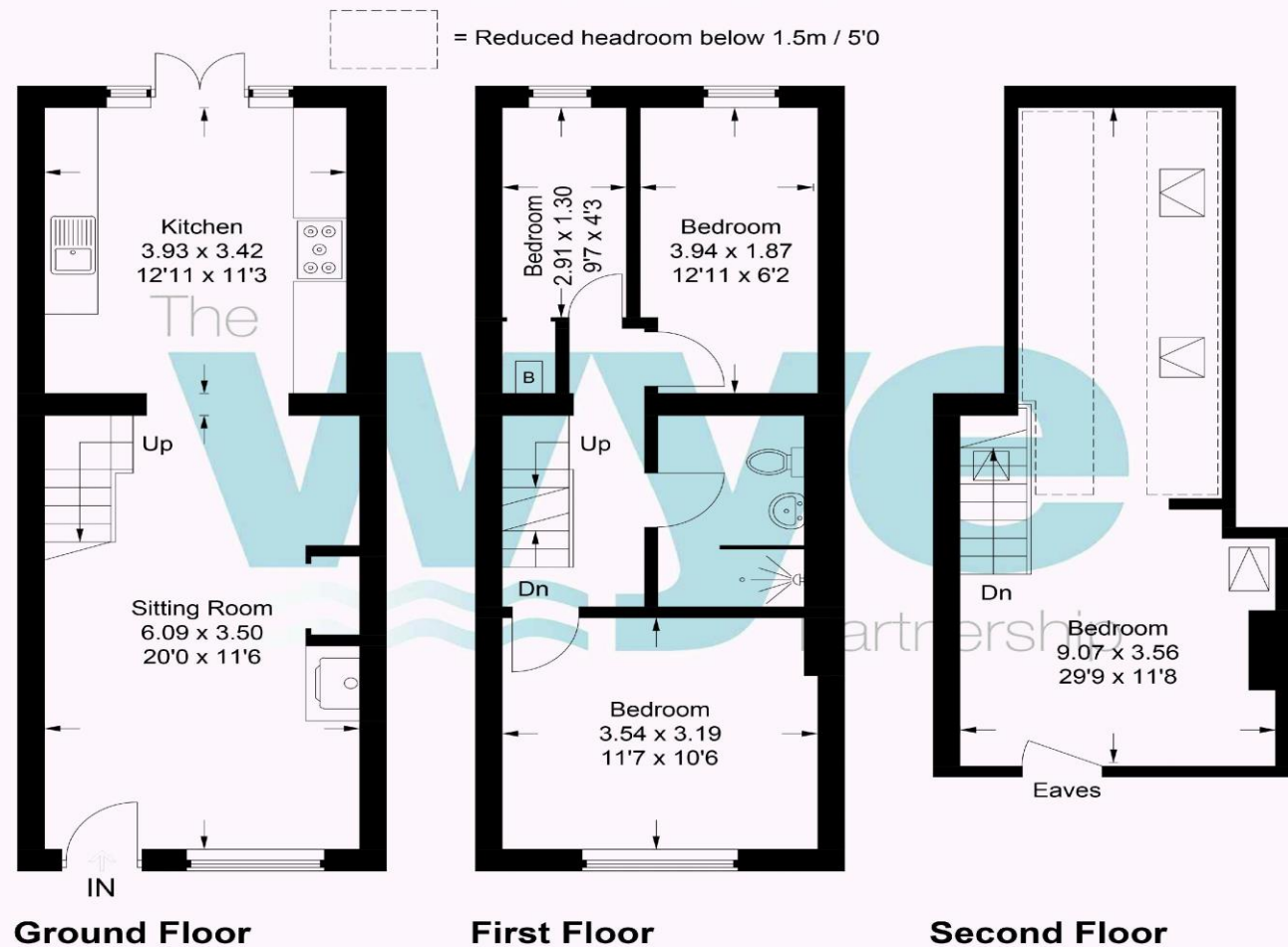
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## 4 Clarks Cottages

Approximate Gross Internal Area  
 Ground Floor = 36.0 sq m / 387 sq ft  
 First Floor = 36.4 sq m / 392 sq ft  
 Second Floor = 26.0 sq m / 280 sq ft  
 Total = 98.4 sq m / 1,059 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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