



1 Arlington Cottages 106 High Street Prestwood Buckinghamshire HP16 9HA

A beautifully presented, three bedroom, semi-detached cottage, located in the heart of Prestwood village, a short distance from village amenities and excellent schooling.

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility /cloakroom | Conservatory | Three bedrooms | Bathroom | Private rear garden | Parking for two vehicles

This character cottage, formerly the village post office, is conveniently located in the centre of the village.

The house is freshly, neutrally decorated and is light, bright and airy. There is wooden floor in the sitting room and dining room, and newly fitted carpet upstairs throughout the first and second floor.

The sitting room is an elegant room with high ceilings, a bay window to the front and feature log burning stove in a brick surround.

The dining room has a feature fireplace containing an old Rayburn stove (not in commission) and windows to the side and rear. There is also additional storage under the stairs. An opening from the dining room leads to the kitchen which has limed oak units and the usual array of appliances, the utility/cloakroom is at the end of the kitchen. The back door leads into a lean-to conservatory on the side of the house.

Upstairs, the master bedroom is front aspect with built in wardrobes, and bedroom two is above the dining room. There is a luxuriously appointed family bathroom with a freestanding roll top bath, as well as a separate shower unit.

An additional staircase hidden behind a door leads up to a generously sized bedroom three.

Outside, there is a shared driveway that leads to off-street parking for two vehicles, behind which is an enclosed garden with low maintenance astro-turf and a garden shed for storage. There is also a summer house / home office (4m x 4m) with power and light.

Price... £475,000 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 (2019/20)

Prestwood Infant & Junior Schools
Boys' Grammar – Chesham, Dr Challoner's and The Royal Grammar School
Girls' Grammar – Chesham, Dr Challoner's High School
Upper School/All ability – The Misbourne School

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

DIRECTIONS

From our office in Prestwood, turn left towards Great Missenden and the house will be found a short distance along on the left hand side.

ADDITIONAL INFORMATION

Council Tax Band E | EPC band F
All measurements being approximate.

TO VIEW THIS PROPERTY PLEASE CONTACT:

Wye Country, 120 High Street, Prestwood
Tel: 01494 868000
Email: 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.



Bedroom 1: 11'11" x 11' (3.63m x 3.35m)

Bedroom 2: 8'9" x 7'8" (2.67m x 2.34m)

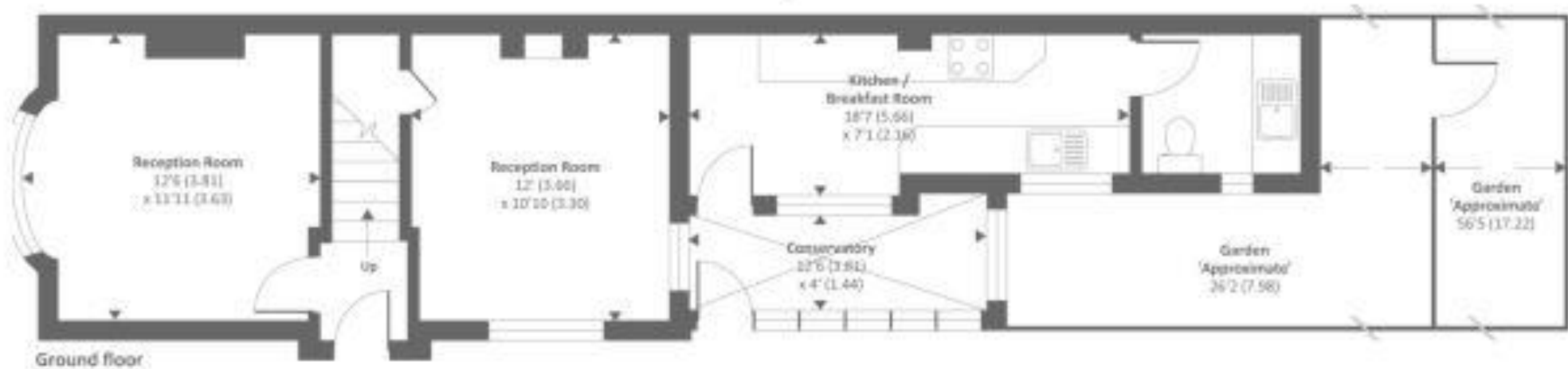
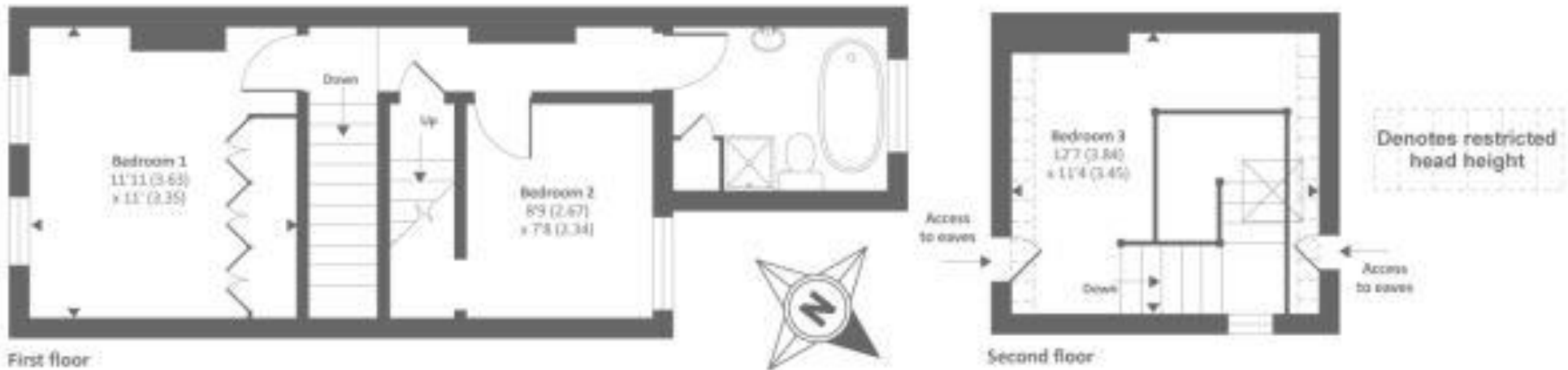
Bedroom 3: 12'7" x 11'4" (3.84m x 3.45m)

Kitchen/Breakfast Rm: 18'7" x 7'1" (5.66m x 2.16m)

Sitting Rm: 12'6" x 11'11" (3.81m x 3.63m)

Reception 2: 12' x 10'10" (3.66m x 3.30)

Conservatory: 12'6" x 4' (3.81m x 1.44m)



Approx. gross internal floor area 1040 SQFT / 96.6 SQM (Excludes restricted head height)

Copyright nichecom.co.uk 2016 Produced for Chancellors REF : 87865