



6 Shaws Close Prestwood Buckinghamshire HP16 0SL

A neat and tidy, four bedroom, detached house tucked away on a corner plot in a popular location within this sought after Chiltern village.

Entrance hall | Cloakroom | Kitchen/Diner | Sitting room | Four double bedrooms | Family bathroom | Detached garage | Garden Room

6 Shaws Close is a four bedroomed detached house situated in a tucked away location at the end of a small cul-de-sac on the popular Lovell development in Prestwood village.

On the ground floor there is an entrance hall with cloakroom and access into the front facing sitting room. At the rear, overlooking the garden, the dining room and kitchen have been knocked into one and refitted with integrated units and a peninsula. There is ample space for a dining room table and chairs.

On the first floor there are four good sized bedrooms and a family bathroom. Outside the gardens are larger than the average for the estate and to the side of the property is a large timber garden room with light and power.

The garden is level and mainly laid to lawn, all enclosed by hedges and fencing. At the front of the house there is a neat and tidy pavior driveway leading to the garage and front door and provides parking for several vehicles.

Shaws Close is a small cul-de-sac and Number 6 is tucked away in the top right hand corner. The village centre is about a mile level walking distance and the nearby woods and fields are easily accessible.

DIRECTIONS

From our offices in Prestwood continue along the High Street in the direction of Great Missenden. Turn right into Nairdwood Lane (garage on corner) and the third right into Lodge Lane. Take the first right into Stocklands Way and Shaws Close is the first turning on the right. Number 6 can be found in the top right hand corner.

Price... £549,950 *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, Aylesbury
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)

ADDITIONAL INFORMATION

Council Tax Band F

EPC band C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

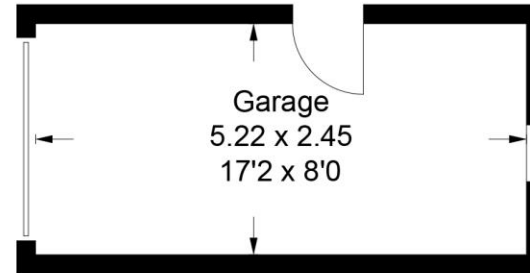
MORTGAGE

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

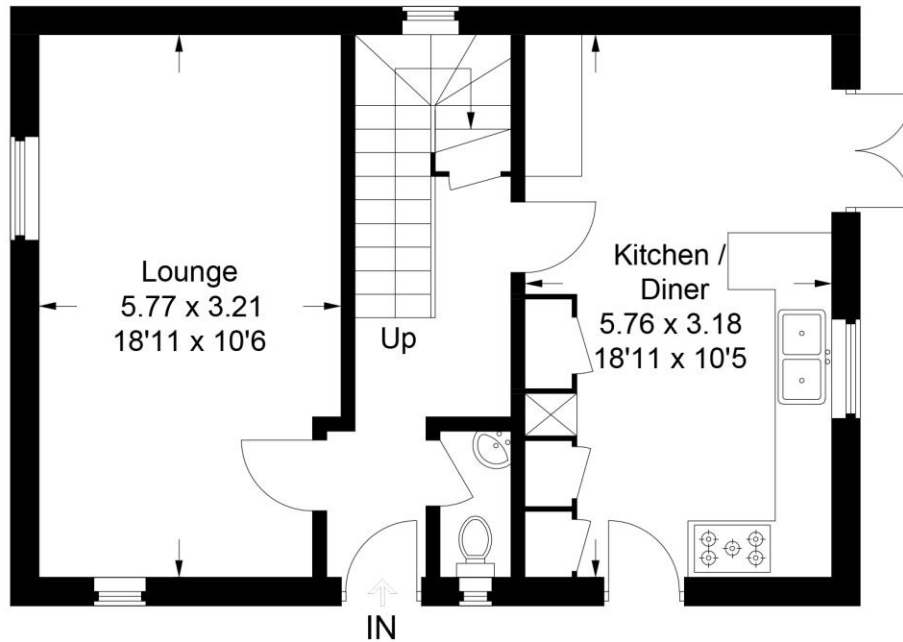
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



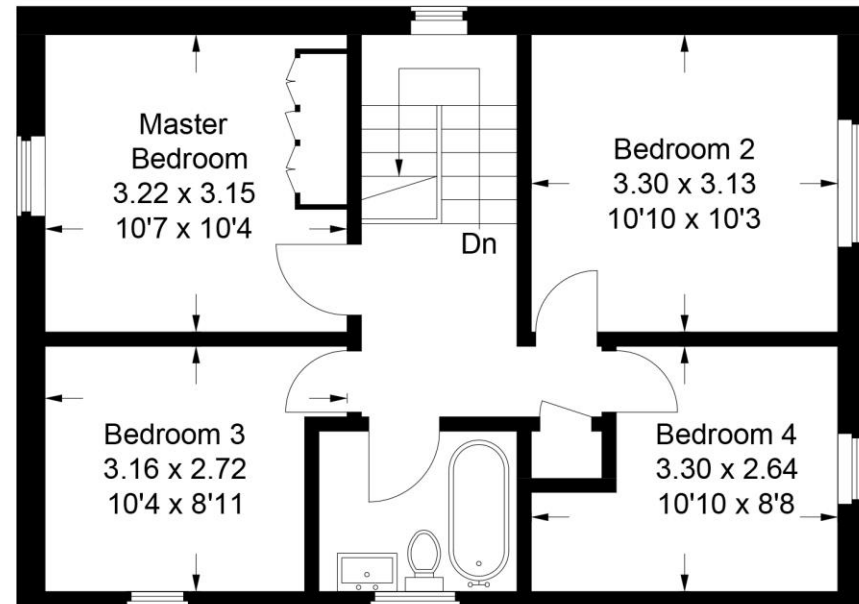
Approximate Gross Internal Area
Ground Floor = 48.7 sq m / 524 sq ft
First Floor = 49.6 sq m / 534 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 111 sq m / 1,195 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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