



26 TETHERDOWN PRESTWOOD BUCKINGHAMSHIRE HP16 0RY

An extended and much improved end-terrace property offering extensive family accommodation over two floors including 5 bedrooms, 2 bathrooms, 4 reception rooms and ground floor cloakroom. Located in a quiet walkway in the heart of Prestwood village with easy access to the village amenities.

Entrance hall | Kitchen/breakfast room | Sitting room | Utility room | Family room | Study | Cloakroom | Master bedroom ensuite | Four further bedrooms | Family bathroom | Private rear garden with entertainment area and 'bar' | Garage in separate block

26 Tetherdown benefits from having been thoughtfully extended and now provides extensive family accommodation. The house is located off a walkway therefore having the benefit of no overlooking houses and an open, airy aspect at the front.

On the ground floor the entrance hall opens into the sitting room which has a fitted media wall, with the kitchen/dining room beyond and utility room to the right. There is a family room, study and cloakroom to the front.

Upstairs there are five bedrooms, with the bedroom at the rear having an en-suite bathroom and the largest bedroom at the front has newly built-in wardrobes. The family bathroom benefits from having a separate shower cubicle.

Outside, the rear gardens are level and enclosed. There is a timber outbuilding with built-in 'bar' with lighting (remote controlled), infra-red heating and high quality built in Bluetooth speaker. The large decking area also has built-in lighting which can be remotely controlled and together with a pergola make an ideal entertaining space. To the front of the house is an enclosed patio area with garden shed. There is separate garage to the rear with access from Wardes close.

DIRECTIONS

From our office in Prestwood, follow the High Street towards Great Kingshill. Take the fifth turning on the left into Lodge Lane and Tetherdown is a walkway on the left after about 150 yards. The house is indicated by a For Sale board.

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 (2020/21)

Prestwood Infant & Junior Schools
Boys' Grammar; Chesham, Dr Challoner's, The Royal Grammar School, Aylesbury Grammar
Girls' Grammar; Dr Challoner's High School, Aylesbury High
Mixed Grammar; Chesham, Sir Henry Floyd Upper School/All ability; The Misbourne
(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

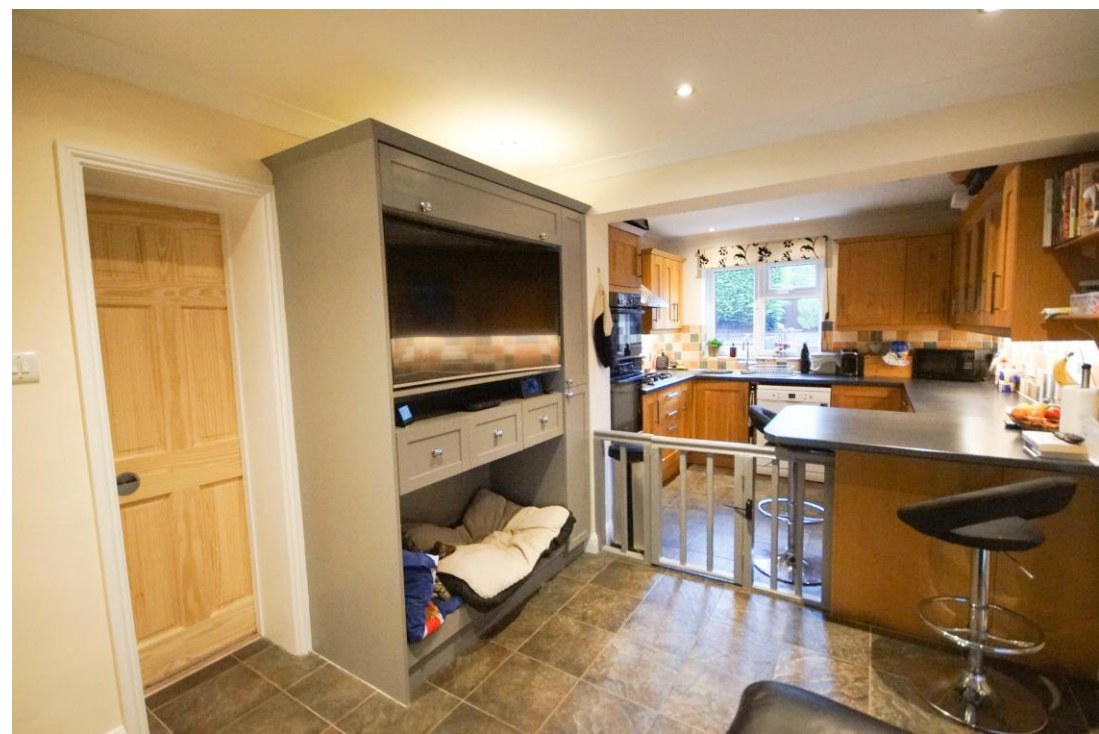
Council Tax Band E | EPC Band C
All measurements are approximate.

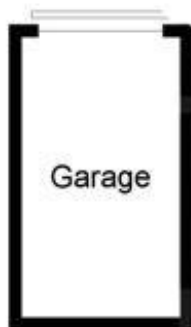
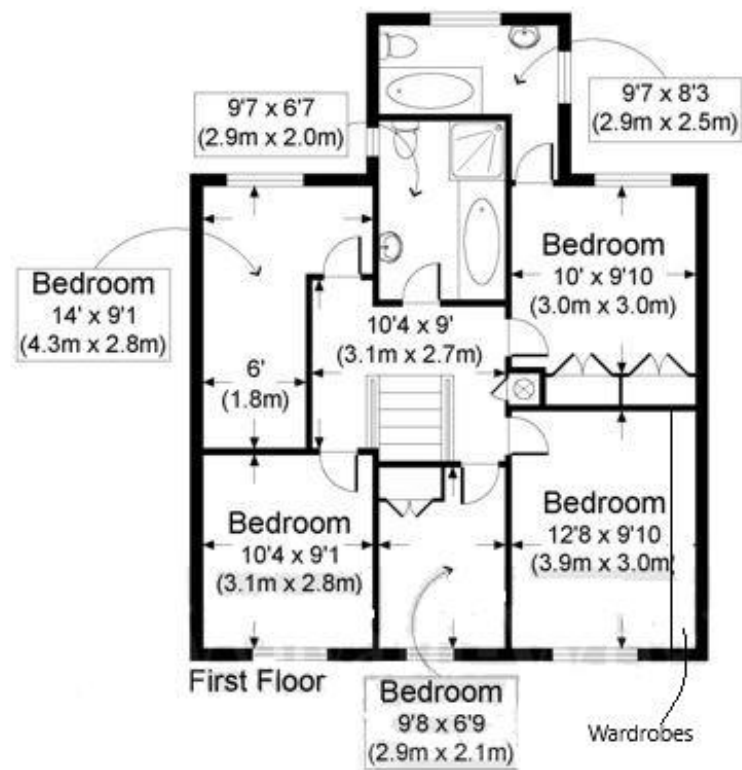
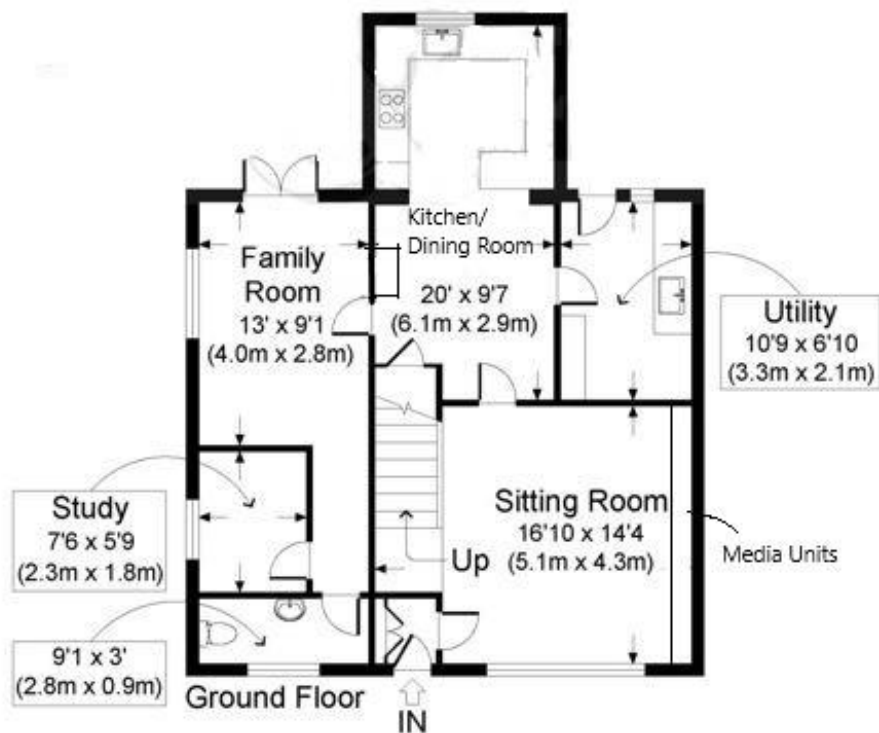
To view this property, please contact:
Wye Country, 120 High Street, Prestwood
Tel: 01494 868000
Email: prestwood@wyecountry.co.uk

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.





TETHERDOWN, HP16 0RY
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