



45 Chequers Lane Prestwood Buckinghamshire HP16 9DR

*A substantial 5 bedroomed, 3 bathroom detached house situated close to the heart of the village with south facing gardens.*

Entrance hall | Sitting room | Kitchen/Dining room | Utility room | Study | Cloakroom | Garden room | Master bedroom with ensuite dressing room and bathroom | Bedroom two with ensuite shower | Three further bedrooms | Family bathroom | Private front and rear gardens | Garage

45 Chequers Lane is a substantial family house situated in a peaceful village location close to the excellent amenities. On entering the house there is a spacious entrance hall with access into the roomy cloakroom and study to the front. There is a door into the sitting room and through to the large recently fitted kitchen/family which also has a lovely southerly aspect with light flooding in and access to the large conservatory. There is a large utility room.

On the first floor there are five generous bedrooms, two with en-suite facilities and a separate family bathroom. To the rear of the house are the good sized and southerly facing rear gardens which are principally laid to lawn and consist of two sitting patio areas with level lawns beyond, all enclosed by mature hedging and fencing which afford a high degree of privacy. To the front of the house is a gravelled drive providing access to the garage and parking for a number of vehicles.

One of the other major features of the house is the peaceful location in a small cul-de-sac of just three houses with views over the allotments to the rear and being within a few hundred yards of the excellent village schools and shopping facilities.

#### **DIRECTIONS**

From our offices in Prestwood continue along Chequers Lane and number 45 will be found just before the T junction with Moat Lane, in a small cul-de-sac on the left hand side.

**Price... £799,950**    *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 Grammar  
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 G

EPC Band D

**To view this property, please contact:**

**Wye Country 01494 868000**

**[prestwood@wyecountry.co.uk](mailto: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 = 202.7 sq m / 2182 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 216.6 sq m / 2332 sq ft



Ground Floor



First Floor