



Clovelly House 64 Honor Road Prestwood Buckinghamshire HP16 0NL



*A Beautifully presented semi-detached house with four bedrooms, a stunning kitchen and large gardens.*

Entrance hall | Living room | Kitchen/Breakfast room | Utility room | Cloakroom | Ground floor bedroom with Jack & Jill bathroom | Three further bedrooms | Family bathroom with separate WC | Private rear gardens | Driveway parking | Large timber outbuilding

Clovelly House is a four bedroomed, semi-detached house situated in the heart of Prestwood village close to all the excellent amenities and schooling.

The present owners have extended and substantially upgraded this lovely family house. In particular the rear extension to the kitchen has created a modern family living space with a high quality modern kitchen fitted with integrated appliances and island unit. The dining and sitting area open up via bi-fold doors into the rear garden. The ground floor bedroom is of an excellent size measuring 17'6" with a well-appointed en-suite. There is a sitting room to the front of the house and the cloakroom and utility room are accessed via the kitchen.

On the first floor there are three bedrooms and a family bathroom with separate WC.

Outside to the front is a gravelled parking area for several vehicles. The rear gardens which are certainly a major feature of this house, comprise a patio immediately to the rear with level lawns beyond all bordered by well stocked shrub and flower beds and enclosed by mature hedges and fencing. To the rear of the garden is another access for vehicles to a further level parking area and a large timber shed.

**DIRECTIONS**

From our offices in Prestwood take the Wycombe Road towards Great Kingshill, turning left into Sixty Acres Road which turns into Honor Road. Number 64 is the first house on the left, just past the junction.

**Price... £665,000 ... 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; 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 and Sir Henry Floyd  
**(We recommend you check accuracy and availability at the individual schools)**

## ADDITIONAL INFORMATION

Council Tax Band E

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.

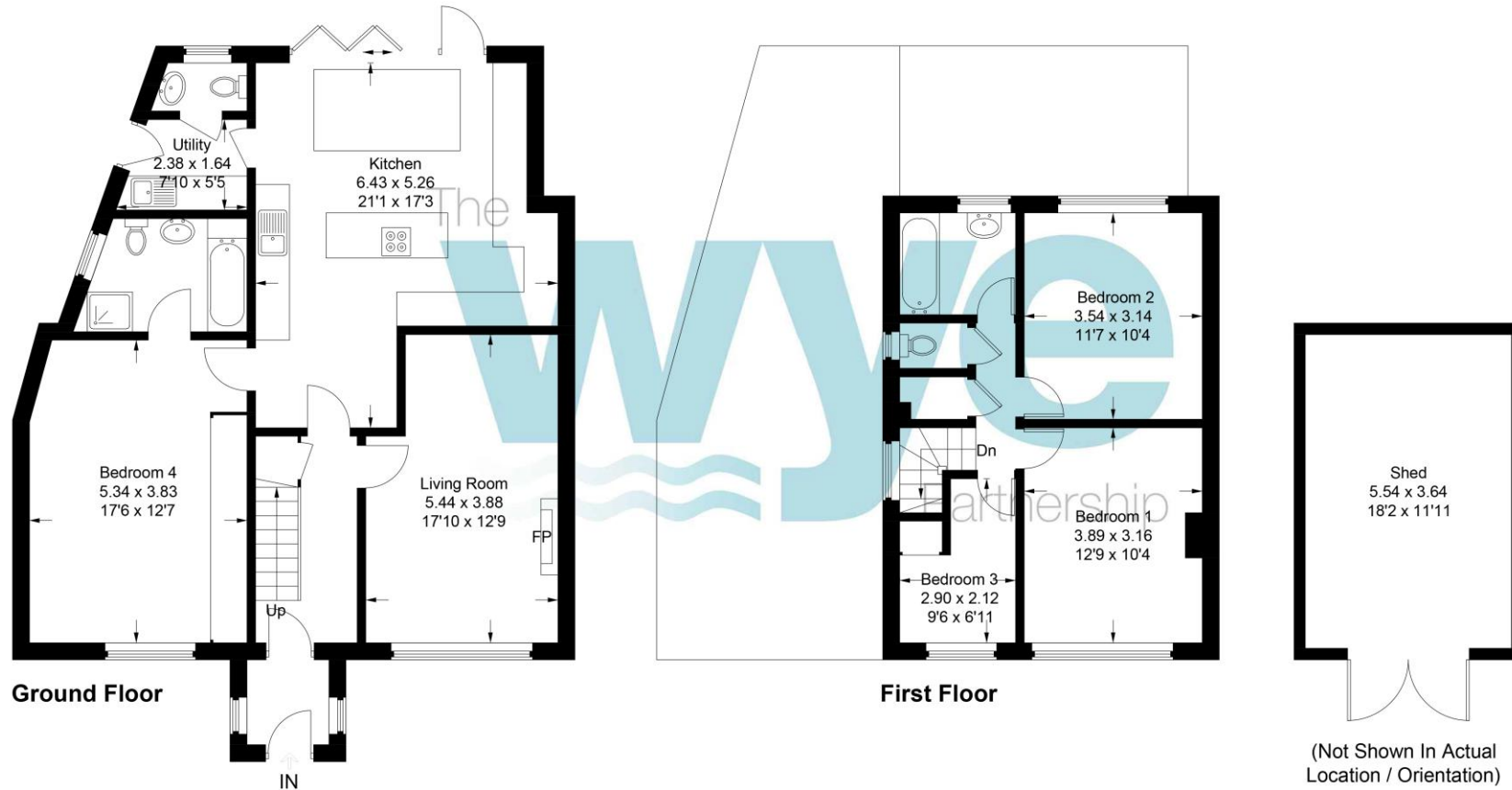
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## 64 Honor Road

Approximate Gross Internal Area  
Ground Floor = 89.7 sq m / 965 sq ft  
First Floor = 40.7 sq m / 438 sq ft  
Shed = 20.2 sq m / 217 sq ft  
Total = 150.6 sq m / 1,620 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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