



2 Long Row, Prestwood, Buckinghamshire, HP16 9BS

Long Row is a well presented, 2 bedroom, terraced character cottage with extensive gardens to the front and rear. There is a detached garage with sunroom to the rear of the property and further hard standing for two vehicles. The property is located in a well regarded village lane and is close to the extensive facilities offered within Prestwood village.

Lounge/diner | Kitchen/breakfast | Two bedrooms | Family bathroom | Sunroom | Garage | Hardstanding for two vehicles

Long Row is a delightful character cottage with brick and flint front elevation. The property is presented in excellent condition and is well located for the extensive facilities offered within Prestwood village.

The front entrance is directly into the sitting room, which is light and airy, with two windows overlooking the rear garden. There is an attractive Adams style fireplace with hand painted tiles and quarry tiled hearth. Stairs lead to the first floor accommodation.

The kitchen/breakfast room is fitted with a range of units with space and plumbing for a dishwasher and washing machine. The stable door leads onto the back garden.

Upstairs the landing has a window with a view over the garden and there is access to the insulated loft. The main bedroom has a pleasant outlook over the garden. The second bedroom benefits from a wall length of built-in wardrobes. The bathroom is fitted in a fresh white suite and benefits from a bath and separate shower.

The garden is approximately 85ft and is mainly laid to lawn, with specimen trees. There is a separate storage shed. The garage has light and power and to the rear there is a sunroom which offers views over the lawns. There is also a greenhouse and storage to the rear of the garage.

Price... £430,000

Freehold



LOCATION

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.

DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden. Take the third left into Moat Lane and Long Row is situated on the right after approximately 25metres.

School Catchment (2022/2023)

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 D

MORTGAGE

Contact your local Wye Residential 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.

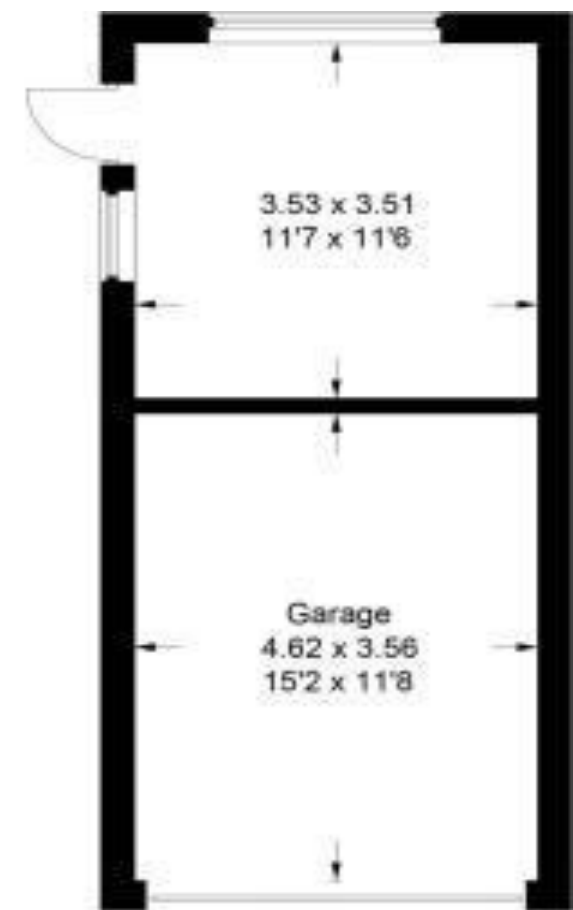




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

2 Long Row

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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The **wye** Partnership