



Widgeon Cottage Moat Lane Prestwood Buckinghamshire HP16 9BT

A light, bright and airy, three bedroom semi-detached house located in a popular location on the north side of the village, with large gardens.

Entrance hall | Sitting room | Kitchen/Breakfast room | Dining room | Shower/Cloakroom | Three bedrooms | Family bathroom
Carport | Driveway parking | Private gardens

Moat Lane is one of the most popular roads in the village and Widgeon cottage is one of a number of cottages that constituted the 'Gaybird trust'. Over recent years the cottage has been much improved and updated by the present owners to provide a comfortable family home, although there is still plenty of scope for further extension (stpp).

Widgeon Cottage is situated well back from the lane in large gardens with extensive parking to the rear that is accessed from a lane to the side of the adjoining cottage.

DIRECTIONS

From our offices in Prestwood continue along Chequers Lane, turning right at the bottom into Moat Lane. The entrance to Widgeon Cottage will be found on the left hand side.

Price... £625,000 *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 (2018/19)

Prestwood Infant & Junior Schools
Boys' Grammar – Chesham, Dr Challoner's
and The Royal Grammar School
Girls' Grammar – Chesham, Dr Challoner's
High School
Upper School/All ability – The Misbourne
School

**(We recommend you check accuracy and
availability at the individual schools)**

ADDITIONAL INFORMATION

Council Tax Band D

EPC Band D

To view this property, please contact:

Wye Country 01494 868000

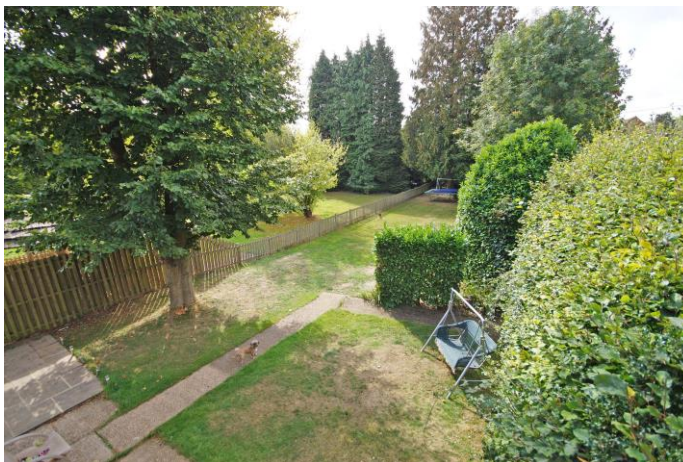
Prestwood@wyecountry.co.uk

MORTGAGE

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

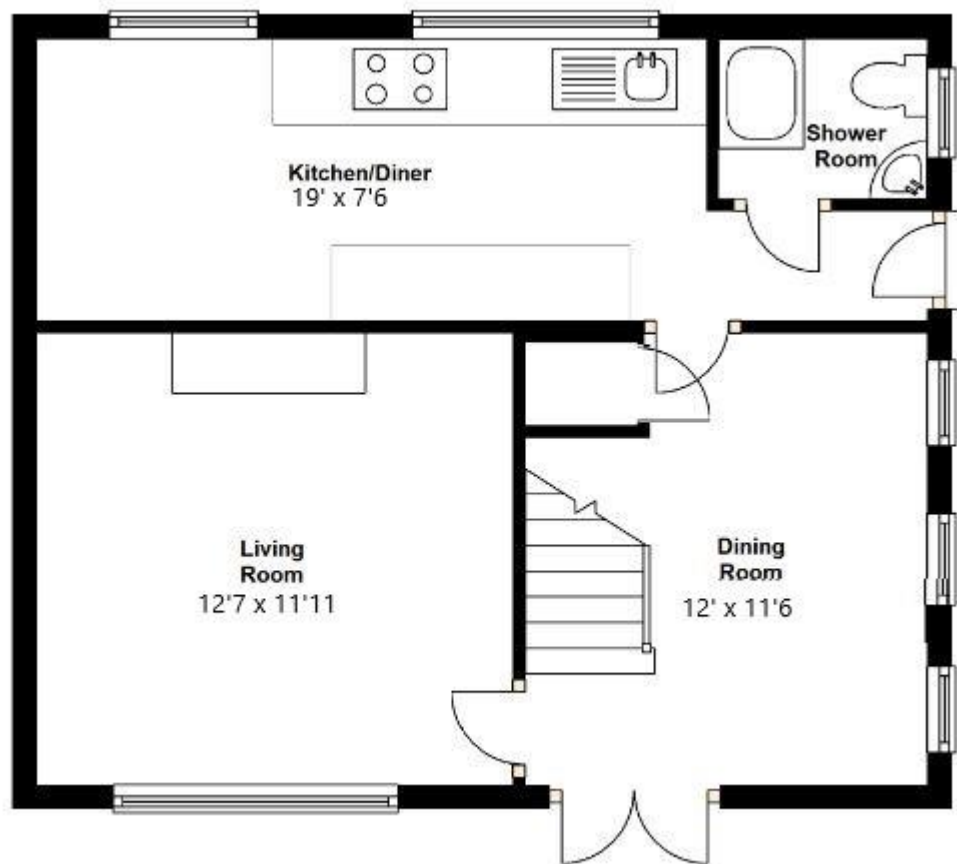
*Whilst we endeavour to make our sales
details accurate and reliable they should
not be relied upon as statements of
representation of fact and do not
constitute any part of an offer or contract.*





Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)

