



106 High Street, Prestwood, Buckinghamshire, HP16 9HA

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*A beautifully presented, three-bedroom, bay fronted, semi-detached period cottage located in the heart of Prestwood village, ideal for village amenities and excellent local schooling.*

| Entrance Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room | Side Conservatory | Utility/Cloakroom | Three Bedrooms | Bathroom | Driveway | Parking - Two Vehicles | Private Rear Garden | Summer House/Home Office

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This light, bright and airy, character cottage is freshly and neutrally decorated throughout and presented in walk-in condition.

The period-feel has been retained whilst adding modern, contemporary twists such as window -shutters, oak laminate flooring on the ground floor and a slick, modern bathroom.

The cottage boasts a traditional Edwardian layout with a bay fronted sitting room with feature fireplace containing a modern log-burning stove.

The centrally situated dining room has a feature fireplace containing an old Rayburn stove (not in commission) and windows to the side and rear. There is additional storage under the stairs.

An opening from the dining room leads to the kitchen which is fitted with limed oak units and the usual array of appliances. There is a utility/cloakroom at the end of the kitchen with plumbing for a washing machine, brand new boiler and W.C. The back door leads into a useful, lean-to conservatory on the side of the house.

Upstairs, the master bedroom is front aspect with built in wardrobes, with bedroom two being above the dining room.

There is a luxuriously appointed family bathroom with a freestanding roll top bath, as well as a separate shower unit with a rainfall shower head.

A concealed staircase, hidden behind a door, leads up to a generously sized loft bedroom with Velux windows and eaves storage.

Outside, there is a shared driveway that leads to off-street parking for two vehicles, behind which is an enclosed garden with low maintenance artificial grass and a garden shed for storage. There is also a summer house / home office (4m x 4m) with power and light.

**Price... £495,000**

*Freehold*



## LOCATION

Prestwood village centre has an excellent range of day to day facilities, 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 see further information below. 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 High Street, proceed along the Wycombe Road towards Great Missenden and Number 106 is six doors along from our office.

## Additional Information

Council Tax Band E  
EPC Band F

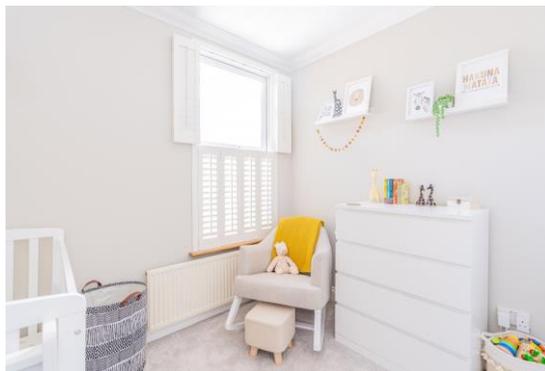
## School Catchment

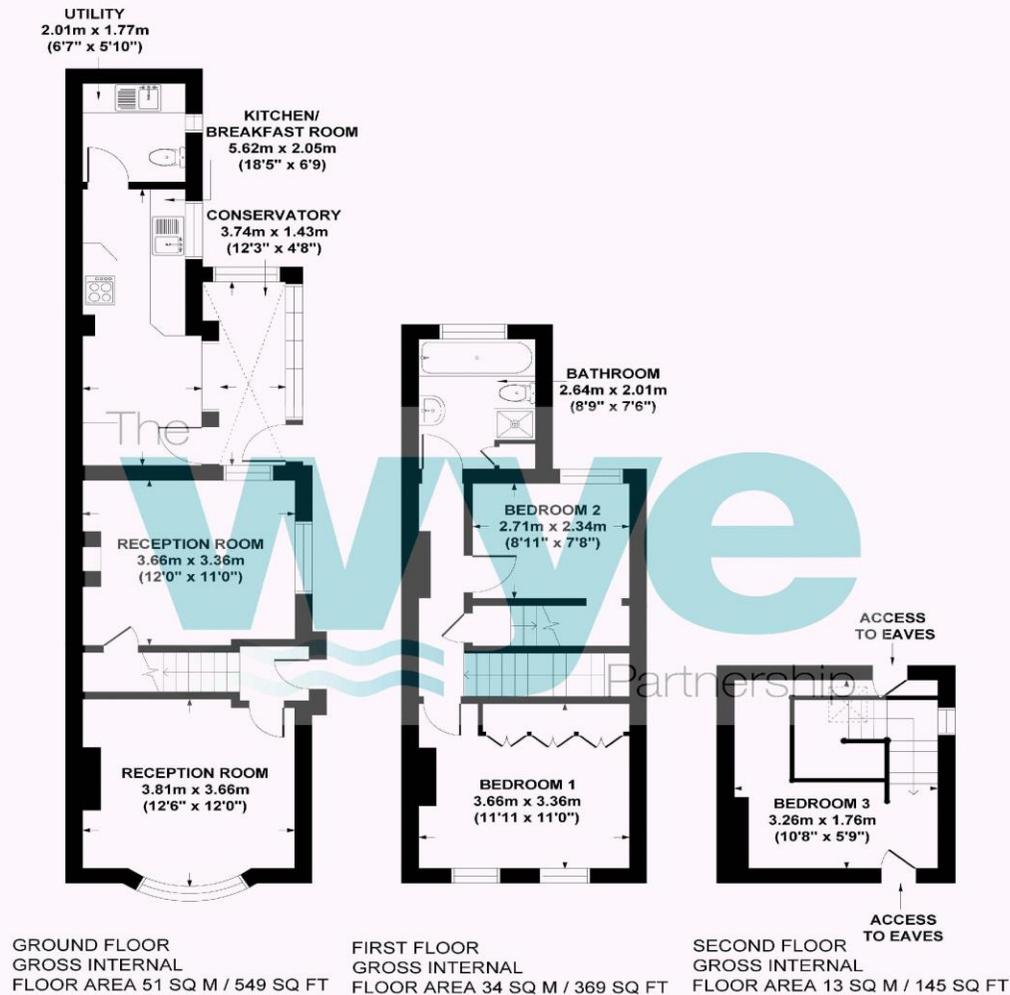
Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd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

## 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.*





**HIGH STREET, PRESTWOOD, BUCKS, HP16 9HA**  
**APPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1063 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership