



Primrose House Wycombe Road Prestwood Buckinghamshire HP16 0NZ

One of a pair of brand-new, Victorian-inspired, four bedroom, two bathroom, two reception room semi-detached houses located in the heart of Prestwood village. The property offers old fashioned grandeur with modern efficiency and amenity plus the benefit of a 10 year new-build warranty.

Entrance hall | Cloakroom | Sitting room | Utility Room | Kitchen/dining/family room | Master bedroom with ensuite | Three further bedrooms | Family bathroom | Driveway parking

Primrose House is the right-hand of the properties and has been built to be in keeping with neighbouring, character properties; with high ceilings, generously proportioned rooms and authentic touches such as double-glazed sash windows to the front.

The ground floor is fitted with engineered oak flooring and there is under-floor heating throughout. The entrance hall features an illuminated, built-in wine rack under the stairs behind glass doors.

The sitting room is front aspect with a bay window and log burning stove. The sitting room and kitchen diner are separated by a utility room and cloakroom.

The principle reception room is the stunning dining/kitchen that is fitted with a two tone kitchen of deep navy and drift-wood effect units with granite work surfaces with integrated appliances. A set of bi-fold doors links the house with the level gardens beyond.

Upstairs, the generous master bedroom is rear aspect with a well-appointed, ensuite shower room. There are two further double bedrooms and a single bedroom/study and family bathroom.

Outside; there are two allocated parking spaces adjacent to the front of the house plus two additional shared visitor parking spaces at the rear. The gardens are level and enclosed.

Price... £775,000 ... 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, The Royal Grammar and Aylesbury Grammar
Girls' Grammar; Dr Challoner's High and 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)



DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards Great Kingshill. A short distance along, the property will be found on the left hand side, indicated by our For Sale board.

ADDITIONAL INFORMATION

Council Tax Band Awaited | EPC band B

TO VIEW THIS PROPERTY PLEASE CONTACT:

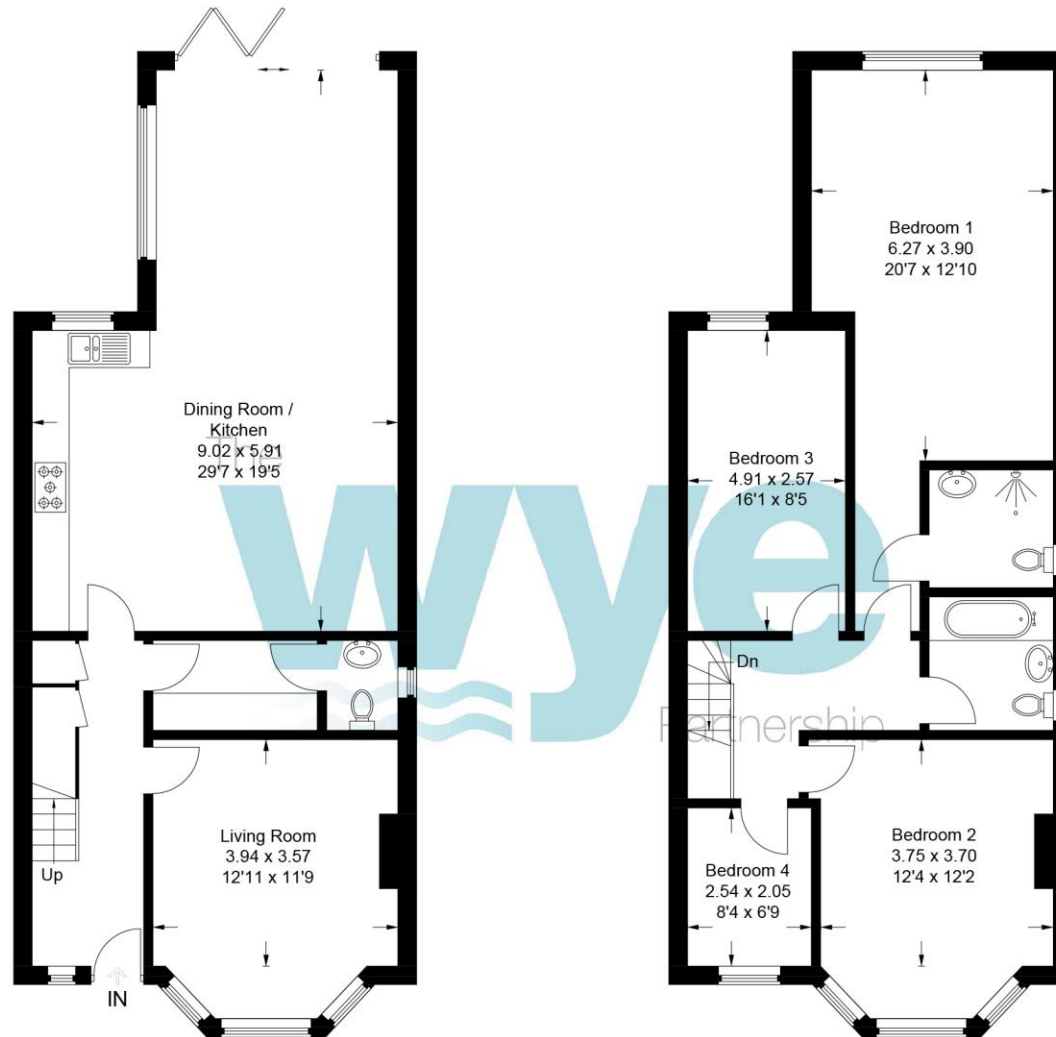
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Primrose House

Approximate Gross Internal Area
Ground Floor = 79.6 sq m / 857 sq ft
First Floor = 78.9 sq m / 849 sq ft
Total = 158.5 sq m / 1,706 sq ft



Ground Floor

First Floor

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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