



The Hawthorns, Salmons Lane, Prestwood Buckinghamshire HP16 0PY

*A beautifully presented detached house with four bedrooms, a stunning kitchen and large double Garage.*

Entrance hall | Sitting room | Kitchen/Breakfast room | Dining Room | Study | Cloakroom | Master suite with en-suite Bathroom | Three further bedrooms | Family bathroom | Private rear gardens | Driveway parking | Large Double Garage

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The Hawthorns is a four bedroomed, detached house situated in the heart of Prestwood village close to all the excellent amenities and schooling.

Originally built in the 1990's The Hawthorns has been thoroughly upgraded and improved by the present owners and is offered in excellent decorative order throughout. Additionally it benefits from a lovely contemporary kitchen with a high gloss finish, quartz work surfaces and integrated appliances. The accommodation is approached through the front door into a spacious hallway with a cloakroom to the right and a door into the Kitchen breakfast room to the left, which has access into the gardens. There is a lovely double aspect sitting room to the rear with bi-fold doors opening on to the rear gardens. At the front of the house there is a good sized study and the dining room to the rear has garden views.

On the first floor the Master bedroom suite is to the rear and has rear garden views and a recently re-fitted en-suite shower room. There are three further bedrooms, two doubles and a single, and family bathroom. Outside the rear gardens are well enclosed by shrubs, trees and bushes with a wide decking area and level lawns.

To the front of the house is a pavior driveway providing parking and access to the large Double garage with doors to the front and a courtesy door to the rear.

#### **DIRECTIONS**

From our offices in Prestwood take the High street towards Great Missenden, after about ½ a mile turn right into Salmons Lane and the driveway into the Hawthorns is first on the left.

**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, 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 F

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

## MORTGAGE

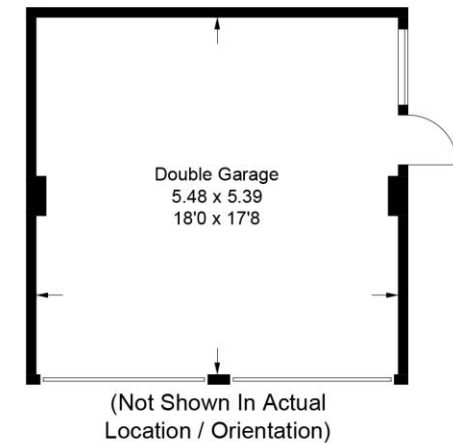
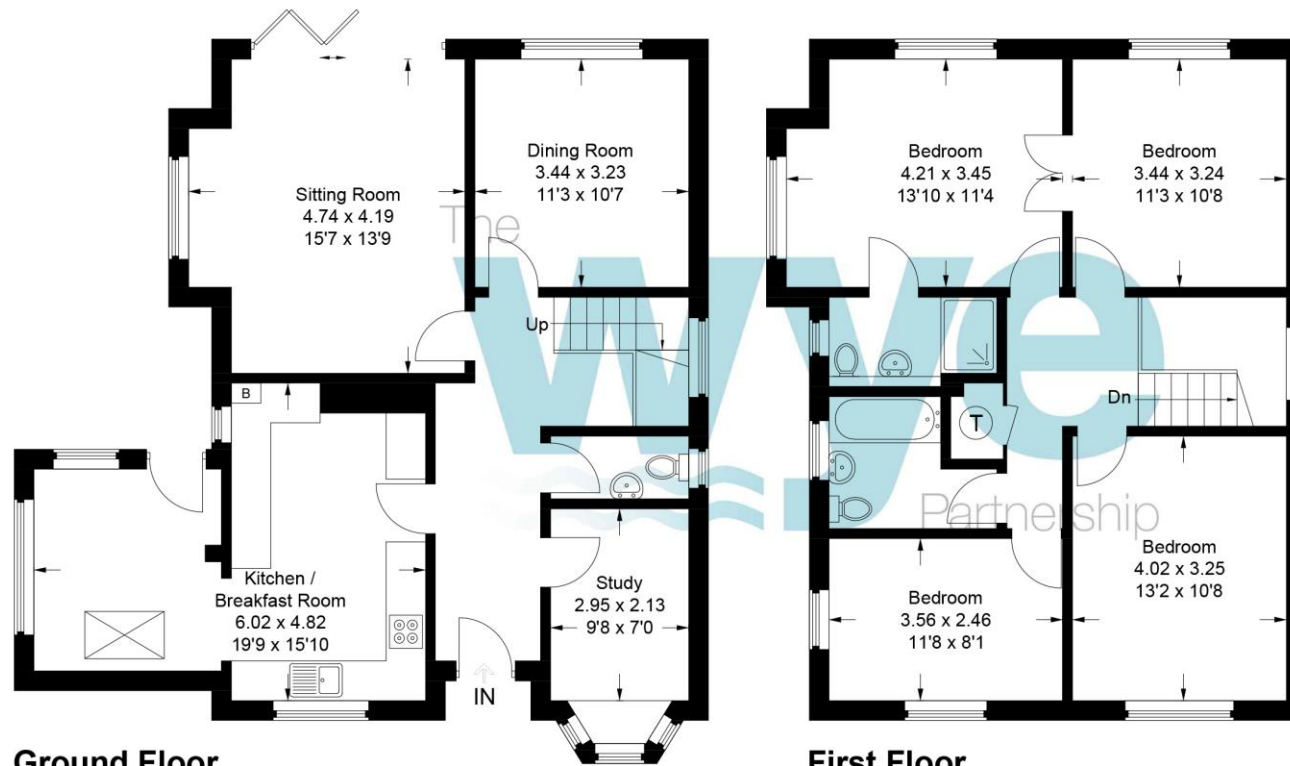
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

*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.*



# The Hawthorns

Approximate Gross Internal Area  
 Ground Floor = 77.7 sq m / 836 sq ft  
 First Floor = 69.0 sq m / 743 sq ft  
 Double Garage = 29.7 sq m / 320 sq ft  
 Total = 176.4 sq m / 1,899 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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