



Lambourne House , Prestwood, Buckinghamshire, HP16 9PL

A light, bright and airy four bedroom, two bathroom, three reception room property on a well-regarded road on the outskirts of Prestwood village. The house sits on a generous plot and has lovely views from the upstairs bedrooms. There is ample scope to extend and improve (STPP). No onward chain.

Porch | Entrance hall | Sitting room | Dining room | Cloakroom | Eat-in kitchen | Family room | Landing | Master bedroom with ensuite | three further bedrooms | Family shower-room | Utility Room | Garage

The property is approached via a pair of wrought iron gates leading to the large front garden, house, parking and double garage.

The front door is protected by a substantial storm porch and leads into a square entrance hall with stairs rising to the first floor and doors to the kitchen, cloakroom and reception rooms.

The sitting room is on the right and is double aspect with patio doors out to the garden and has a feature fireplace.

Adjacent to the sitting room, and also rear aspect, is the dining room and then the good-sized eat-in kitchen.

There is ample scope to knock through the kitchen and dining room and fit doors out to make the most of the link with the garden. The kitchen is fitted with a range of white units with timber work surface, inset ceramic hob and double oven. There is sufficient space in the kitchen for a table for casual family dining. The third reception room is the front-aspect family room.

Upstairs, the house has a good-sized landing with doors opening to the four bedrooms and family bathroom. The master bedroom is front aspect with built in wardrobes and eaves storage. A door leads to a large, double-aspect, ensuite bathroom comprising of bath, vanity unit and W.C.

There are two rear aspect bedrooms, both of which enjoy enviable views across gardens and open farmland, both of which have built in wardrobes. The views can also be enjoyed from the family bathroom which is fitted with a walk-in shower, vanity basin and back-to-the-wall W.C.

Outside there is a detached, double garage, with additional rear section being a utility room and adjacent brick storage unit. The gardens are a particularly fine feature of the property being level, enclosed and stocked with mature plants and shrubs.

Price... £1,100,000 Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. 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 Chequers Lane to the T-Junction and turn left onto Moat Lane. Bear to the right into Hotley Bottom Lane and the house will be found a short distance along on the left hand side.

Additional Information

Council Tax Band G
EPC Band D

School Catchment

Prestwood Infant and Junior School Boys' Grammar; Dr Challoner's, The Royal Grammar, Aylesbury Grammar Girls' Grammar; Dr Challoner's High School, 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)

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.



Lambourne House

Approximate Gross Internal Area

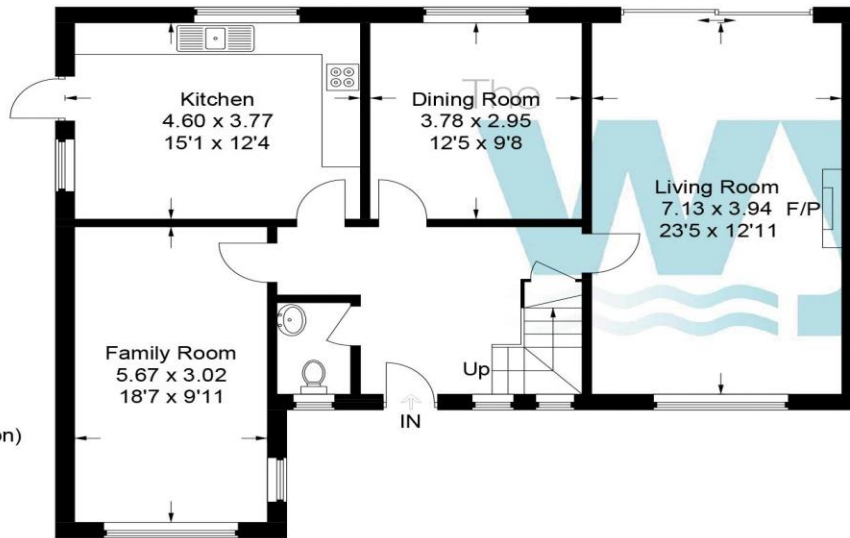
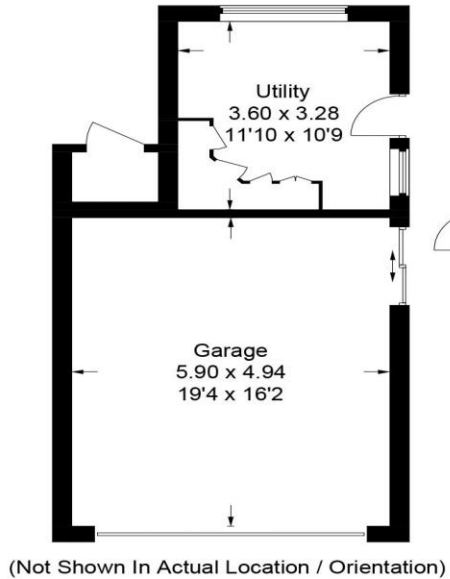
Ground Floor = 92.9 sq m / 1,000 sq ft

First Floor = 95.2 sq m / 1,025 sq ft

Garage & Utility = 41.9 sq m / 451 sq ft

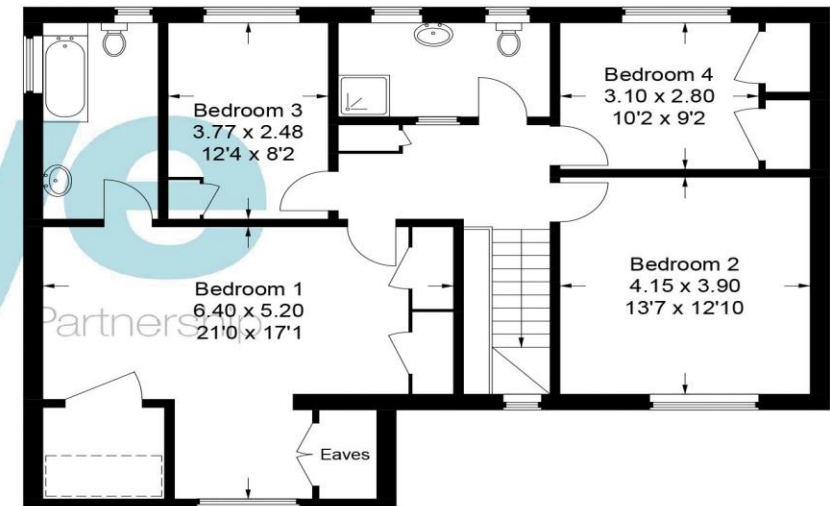
Total = 230 sq m / 2,476 sq ft

(Including Eaves / Excluding External Cupboard)



Ground Floor

= Reduced headroom below 1.5m / 5'0



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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The **wye** Partnership