



Clovelly Cottage Kiln Road Prestwood Buckinghamshire HP16 9DH

A very pretty, brick and flint, four bedroom, end terrace cottage in the heart of Prestwood village, a short distance from village amenities and excellent schooling

Entrance hall | Kitchen | Breakfast Room | Utility room | Sitting room | Family room | Study/dining room | Shower room/cloakroom | Bedroom 1 with En-suite bathroom | Bedroom 4/Study | Two first floor bedrooms | Garage | Ample driveway parking

Clovelly Cottage is a pretty end terrace brick and flint house which has been substantially extended, upgraded and improved over recent years. In order to appreciate the accommodation of this unusual home an inspection is a must.

The accommodation, principally laid out on the ground floor, offers a great deal of flexibility.

The cottage offers two entrances, one leads into the study (formerly used as a dining room), which has wooden parquet flooring and a log burning stove. This leads into the current dining room and on further to the sitting room with French doors leading out to a patio area and the garden beyond.

The kitchen is central to the cottage with a utility room adjacent to the rear lobby and the second entrance door. There is a breakfast room leading off the kitchen with access to the garden via a stable door.

The master bedroom is a stunning room with a large en-suite bathroom and French doors to the garden. There are three further bedrooms, two of which are on the first floor, and a ground floor shower room/cloakroom.

The cottage has a single garage, driveway parking and good sized level gardens to the rear. The garden is principally laid to lawn, with a seating area and small patio at the end of the garden.

Situated in Kiln Road, Clovelly Cottage occupies an idyllic location being only a short level walk to the excellent village amenities and within a similar distance to the surrounding Chiltern countryside with its outstanding natural beauty status and ideal walking country through the local fields and woodland.

Price... £650,000 ... 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 and The Royal Grammar School
Girls' Grammar; Dr Challoner's High School
Mixed Grammar; Chesham
Upper School/All ability; The Misbourne School

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

DIRECTIONS

From our office in Prestwood, turn into Honor End Lane and take the second turning right into Greenlands Lane. Take the first right into Kiln Road and Clovelly Cottage will be found on the left hand side, just after Beech Lane.

ADDITIONAL INFORMATION

Council Tax Band G | EPC band D

TO VIEW THIS PROPERTY PLEASE CONTACT:

Wye Country, 120 High Street, Prestwood

Tel: 01494 868000

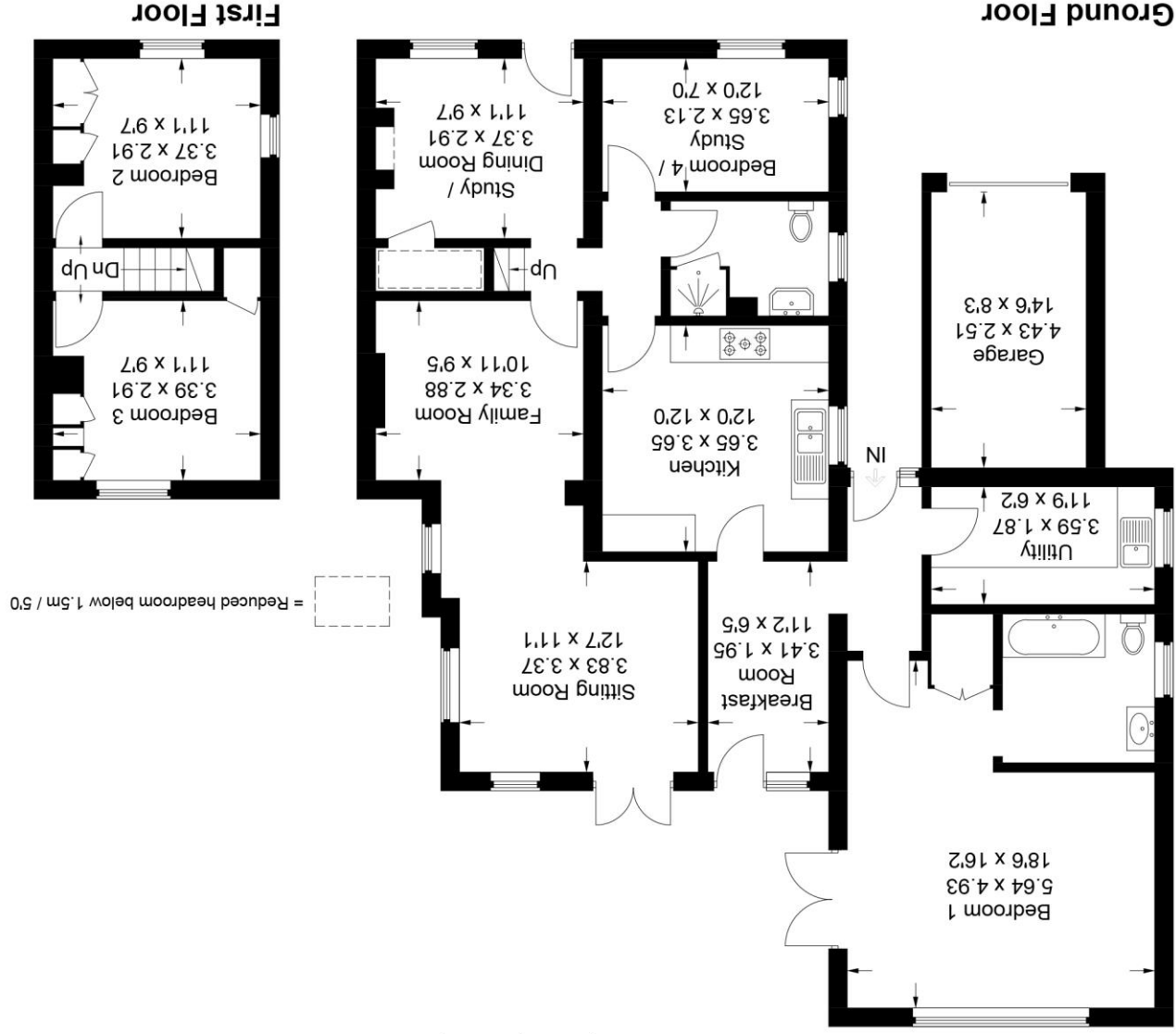
Email: prestwood@wyecountry.co.uk

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.





Approximate Gross Internal Area
Ground Floor = 121.9 sq m / 1,312 sq ft
First Floor = 22.8 sq m / 245 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 156.0 sq m / 1,679 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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