



2 Arlington Cottages 108 High Street Prestwood Buckinghamshire HP16 9HA

A beautifully presented, four bedroom, semi-detached, character cottage, located in the heart of Prestwood village, a short distance from village amenities and the excellent schooling.

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Family bathroom/Utility | Master bedroom with ensuite shower room | Three further bedrooms | Private rear garden | Garden Office/gym | Car port (2 cars) plus off-street parking

This character cottage is conveniently located in the centre of the village.

The house is freshly decorated and is light, bright and airy. The front aspect sitting room is an elegant room with high ceilings, a bay window to the front with contemporary shutters and features a log burning stove in a brick surround.

The dining room has a stone floor with windows to the side and storage in the under-stairs cupboard. An opening from the dining room leads to the kitchen which is fitted with beech fronted units and granite work surfaces and features a central kitchen island with under-counter sink and a breakfast bar plus a range cooker with matching extractor above.

A door at the end of the kitchen leads to the family bathroom which has a handy utility cupboard adjacent to the kitchen with space for a tumble drier and useful shelving.

Upstairs, the master bedroom is front aspect with a very nicely fitted, ensuite shower room. Bedroom two sits above the dining room with bedroom three above the kitchen. An additional staircase hidden behind a door leads up to the loft bedroom.

Outside, there is a shared driveway that leads to off-street parking for one vehicle in front of the house and then to the double car port with sensor lighting for dark evenings. A gate next to the car port leads to the garden which is enclosed and mainly laid to low-maintenance Astro-turf. There is a garden shed for storage but, more importantly, there is a substantial home office (currently used as a gym) with bi-fold doors overlooking the garden.

Offers in Excess of... £475,000 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 – Chesham, Dr Challoner's and The Royal Grammar School
Girls' Grammar – Chesham, Dr Challoner's High School
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 left towards Great Missenden and the house will be found a short distance along on the left hand side.

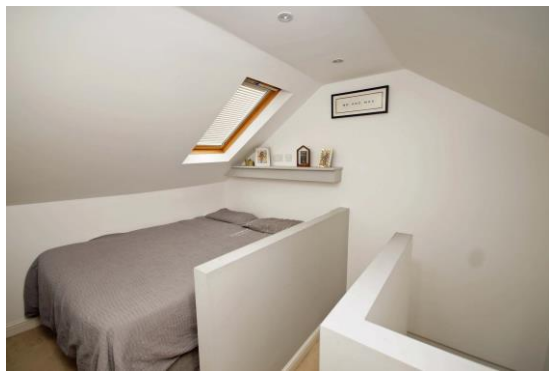
ADDITIONAL INFORMATION

Council Tax Band E | EPC band D
All measurements being approximate.

TO VIEW THIS PROPERTY PLEASE CONTACT:

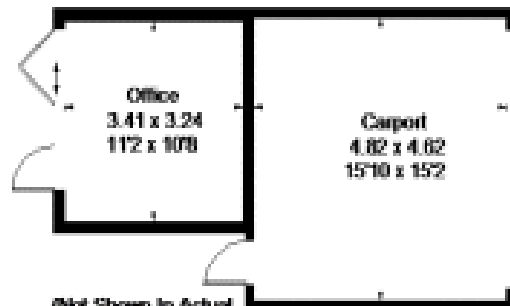
Wye Country, 120 High Street, Prestwood
Tel: 01494 868000
Email: prestwood@wyecountry.co.uk

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.



High Street, Prestwood, Great Missenden

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft
Outbuilding = 11.0 sq m / 118 sq ft (Excluding Carport)
Total = 108.3 sq m / 1166 sq ft

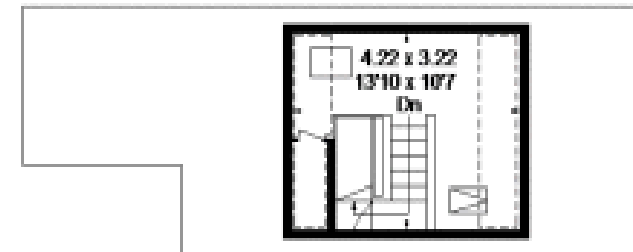


(Not Shown in Actual
Location / Orientation)

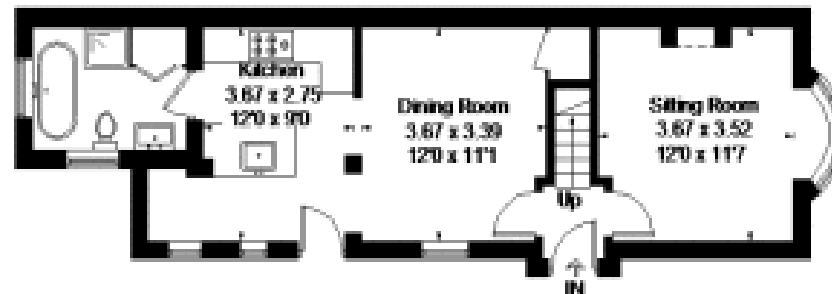
Outbuilding



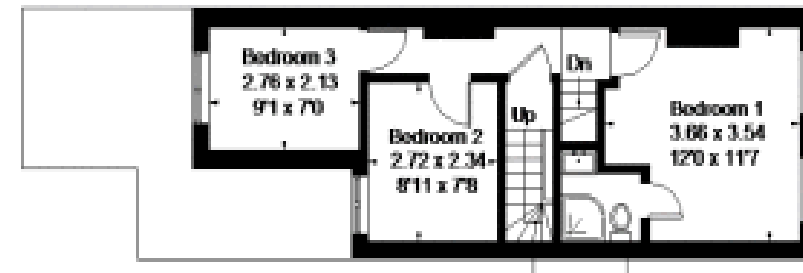
= Reduced headroom below 1.5m / 5ft



Second Floor



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 148461

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.