



23 Honorwood Close   Prestwood   Buckinghamshire   HP16 9HJ



*A beautifully presented, four bedroom, spacious, detached house in the heart of Prestwood village, a short distance from village amenities and excellent schooling.*

Entrance hall | Kitchen/breakfast room | Utility room | Sitting/Dining room | Family room/Study | Cloakroom | Master bedroom with ensuite shower room | Three further bedrooms | Family bathroom | Rear and side gardens | Driveway parking

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A light and airy four bedroom family home situated in a well regarded cul-de-sac close to the village centre. The property has been extended and improved over the years and is presented in walk-in condition.

From the entrance hall, the sitting room (19'9 x 12'0) is to the left. This is a spacious double aspect room, with a feature fireplace and sliding doors to the conservatory (13'0 x 8'6). To the right of the hallway is the kitchen/breakfast room (22'01 x 9'4 max), well fitted with wood effect units and integrated appliances. Engineered oak flooring continues into the dining area, a nice bright space with a window overlooking the front. The adjacent utility room (11'10 x 9'0) is really good size with fitted units and ample space for additional appliances. There is a stable door to give rear access. To the other side of the kitchen area, passing a large storage cupboard, there is a very pleasant double aspect family room (12'6 x 11'2) with patio doors to the garden. To the right of the cloakroom, stairs rise to the first floor.

The master bedroom (19'0 max x 11'9) is double aspect with good space for bedroom furniture and an ensuite shower room. There are three further bedrooms, bedroom two (11'11 x 11'1) and bedroom three (12'11 x 9'10) both with built-in wardrobes and a front aspect and bedroom four (12'1 x 7'11) overlooking the rear garden. The generous family bathroom (8'3 x 7'6) has a corner spa bath with shower over.

Outside the westerly facing rear garden wraps around the side of the property, fully enclosed and very private being well screened by fencing and mature planting. There is side access to the front of the property where there is driveway parking.

**Price... £725,000 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 (2019/20)

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 into Honor End Lane and take the first turning right into Honorwood Close. Take the left hand bend as the road splits and number 23 will be found on the left hand side and the top end.

## ADDITIONAL INFORMATION

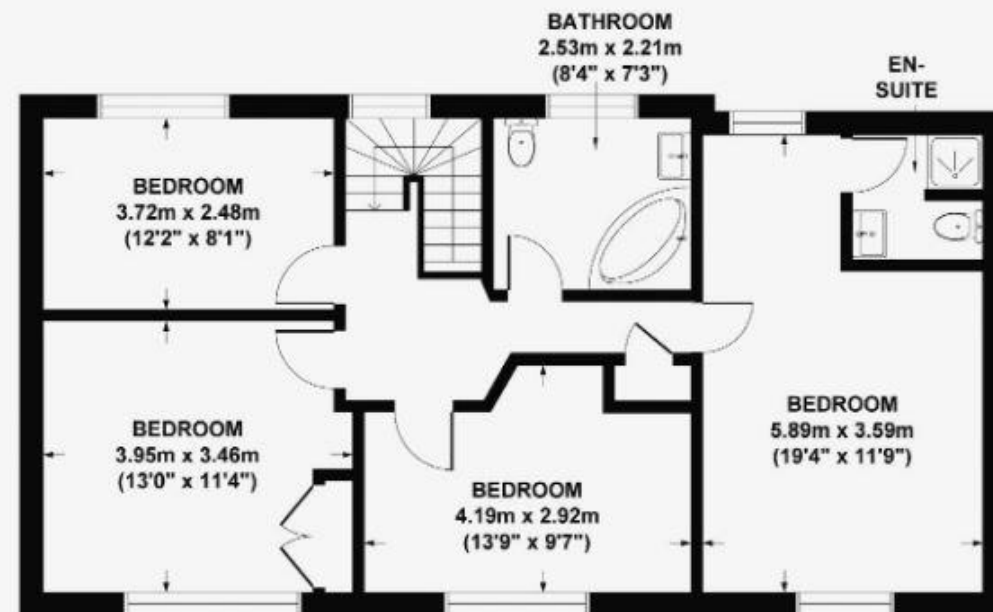
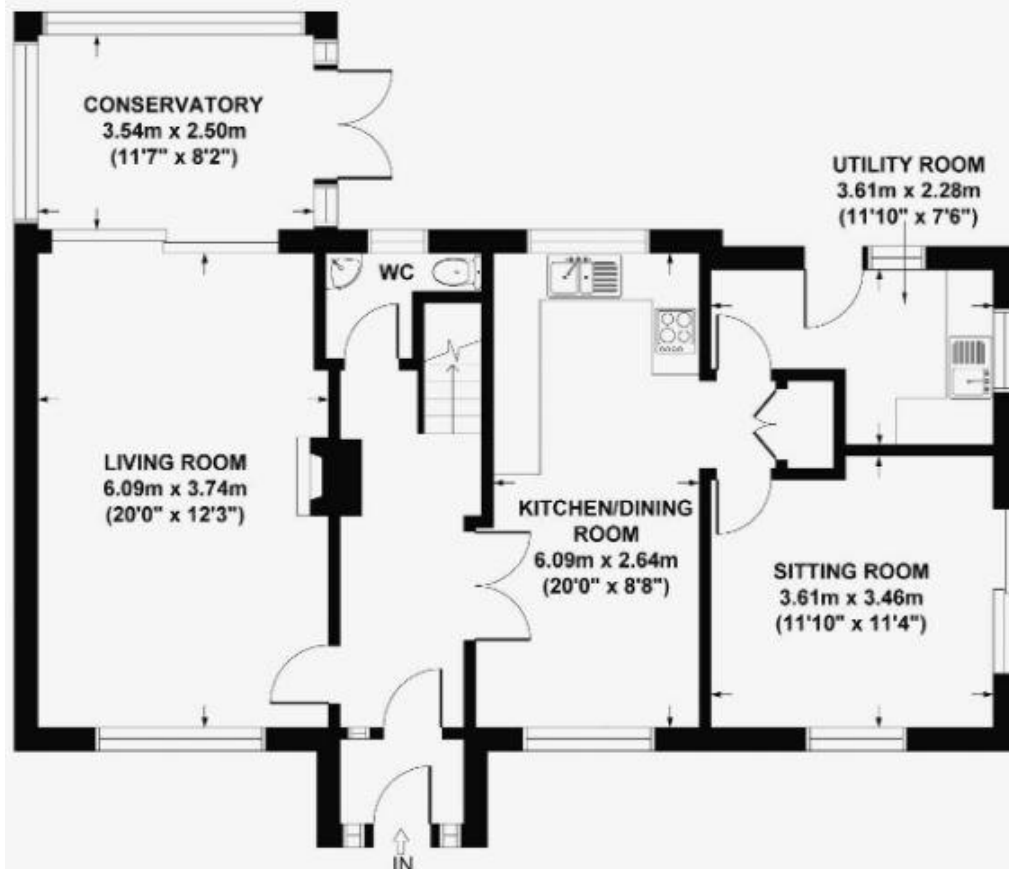
Council Tax Band F | EPC band D  
All measurements being approximate.

## TO VIEW THIS PROPERTY PLEASE CONTACT:

Wye Country, 120 High Street, Prestwood  
Tel: 01494 868000  
Email: [prestwood@wyecountry.co.uk](mailto: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.*





**APPROX. GROSS INTERNAL FLOOR AREA 159 SQ M / 1708 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE