



Lambourne Cottage  
57 Sixty Acres Road

**TIM RUSS**  
& COMPANY



## Lambourne Cottage 57 Sixty Acres Road Prestwood HP16 0PE

A charming and beautifully presented detached character cottage, set in this convenient location, walking distance to all village amenities and excellent schools.

**Offers Over £700,000**



**A personal comment from the owner.**

**'We have loved living in the village for over 25 years - excellent connections to London, great secondary and grammar schools. The garden has been an excellent place for our kids - climbing frames & sandpits, a trampoline and now a hot tub - and the park is just 2 minutes up the road! The large library study gave us refuge from teenage parties and the 4 double bedrooms gave us ample space to entertain. A lovely home in which to raise a family.'**

## The Property

Situated within a stroll of Prestwood village is this beautiful character, detached family home, which has been lovingly updated by the current owners and presents in excellent decorative order throughout.

The accommodation in brief comprises; Entrance porch, large and welcoming sitting room with feature open fire, patio doors to garden, door to kitchen / breakfast room offering a comprehensive range of base and eye level units, door to utility room and cloakroom, door to dining / conservatory with patio doors to garden. Also on the ground floor is a separate snug / sitting room with feature fire and built in bookshelves and study area under the stairs.

To the first floor can be found; Four double bedrooms all served by the spacious and updated family bathroom.



## Outside

The rear garden is a fine feature of the home and has been beautifully landscaped to incorporate lovely mature shrubs, private paved seating areas with luxury sized jacuzzi spa, leading to an area of lawn. This is all enclosed by hedging and fencing. The rear garden is a fine feature of the home and has been beautifully landscaped to incorporate lovely mature shrubs, private paved seating areas with luxury sized jacuzzi spa, leading to an area of lawn. This is all enclosed by hedging and fencing.

## Location

Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, post office, chemist, florist, supermarkets and Peterley Manor Farm Shop.

There is also a sports centre on Honor End Lane. Schooling is well catered for in the area for children up to the age of 11 years thereafter the Amersham/Chesham Grammar School and The Royal Grammar School for boys in High Wycombe provide secondary education. Private schooling includes The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill nearby. The picturesque village of Great Missenden offers an historic High Street and a mainline station to London Marylebone (travel time approximately 35 minutes).



## Directions

Post code for Sat Nav: **HP16 0PE**

## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

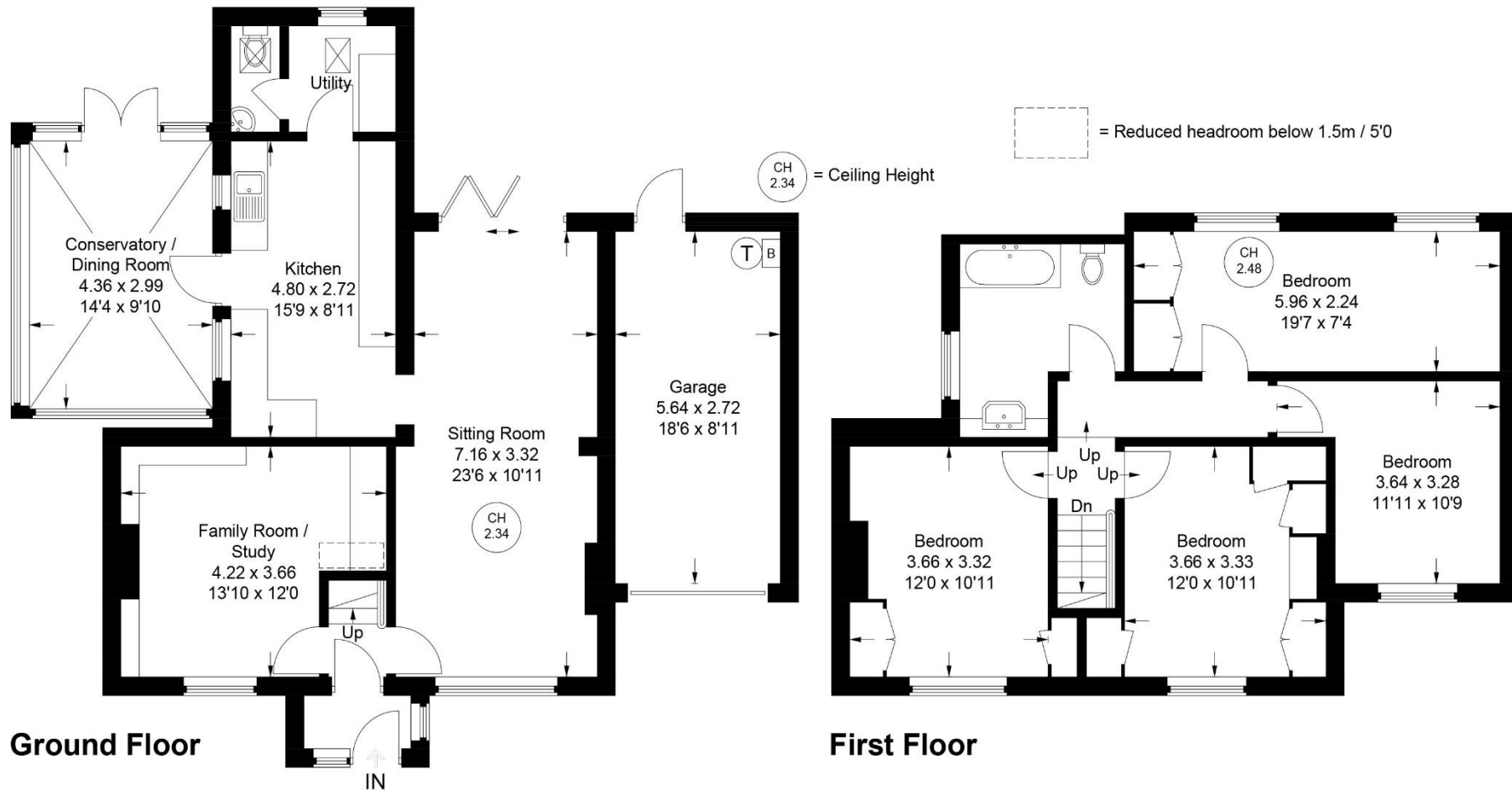
Council Tax Band: F

Tenure: Freehold

Ref: HTR2084

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





## 57 Sixty Acres Road

Approximate Gross Internal Area  
 Ground Floor = 75.3 sq m / 810 sq ft  
 First Floor = 65.1 sq m / 701 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 155.8 sq m / 1677 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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