



Avondale
Perks Lane

TIM RUSS
& COMPANY



Avondale, Perks Lane Prestwood, HP16 OJH

A handsome Edwardian attached house of size and quality, set on a corner plot of 0.25 of an acre. Situated on a lovely country lane within easy access to highly regarded schools and mainline station to Marylebone.

£1,075,000



A personal comment from the owner

'We have really loved living in Avondale which we have improved and extended over the years into a wonderful family home. The house has plenty of indoor and outdoor space whilst retaining its blend of warmth and charm which makes it so special. In particular, the high ceilings, beautiful windows and old fireplaces are all lovely features adding lots of light and character. We've also really enjoyed the very private and sunny garden with its many trees and flowerbeds. The location on the outskirts of Prestwood is ideal for beautiful walks through woods and fields with a popular farm shop and great gastro pub on the doorstep. The parade of local shops and services, friendly gym and train station are just a few minutes away, all of which we've come to hugely appreciate.'

The Property

Avondale is a wonderful family home of character and in the hands of the present owners has been skillfully extended and refurbished to an exceptionally high standard including double glazed oak sash and casement windows throughout. There is an impressive west facing rear garden and extensive driveway parking to the front. In brief the accommodation comprises entrance lobby, hallway, cloak/shower room, elegant double aspect sitting room with replacement brick fireplace and oak mantle with wood burner and double doors to garden, family room with storage and door to front, formal dining room and well equipped kitchen/breakfast room leading to separate utility. To the first floor is the principal bedroom with walk in wardrobe, lovely garden views and modern ensuite shower room with three further double bedrooms served by the family bathroom & study area.



Outside

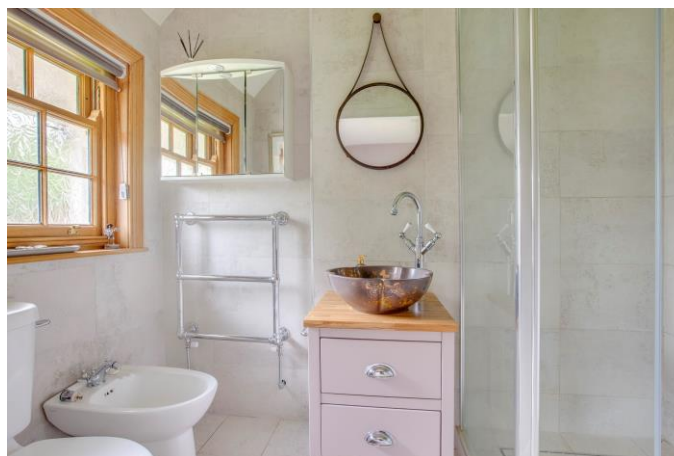
To the front of the property there is ample driveway parking with EV charging point. The secluded rear garden faces west with a wide York stone paved patio/seating area, ideal for entertaining leading onto a large expanse of lawn with mature flower and shrub beds, enclosed by hedging and fencing. There is also a wild flower patch and a large garden shed with power and work bench.

Location

Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, chemist, florist, supermarkets, Peterley Manor Farm Shop and Hildreths Garden Centre. There is also a gym and tennis club located 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 0JH**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

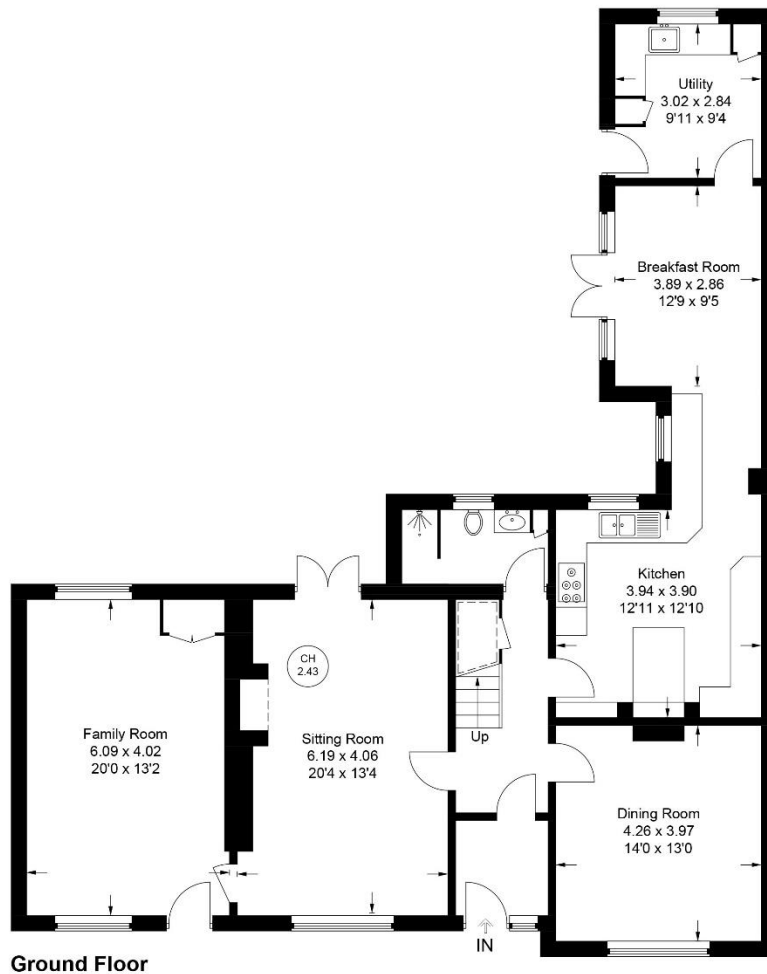
Council Tax Band: F

Tenure: Freehold

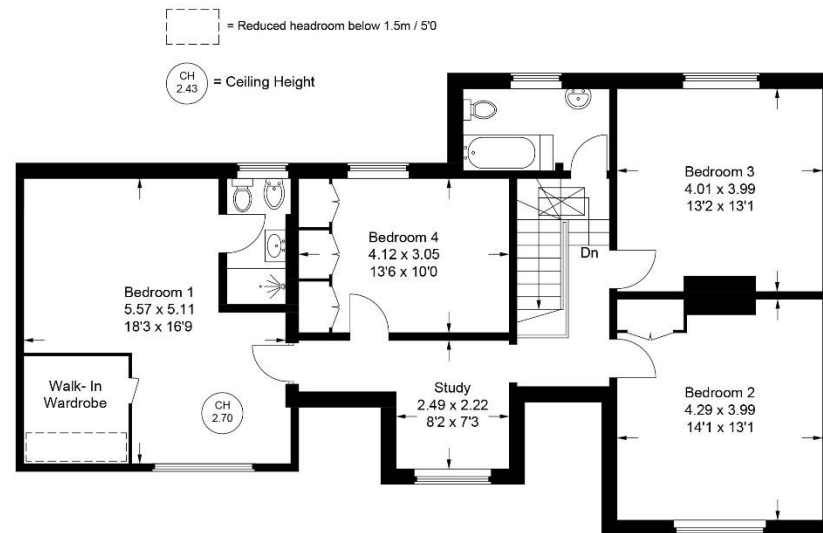
Ref: HTR2142

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

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Approximate Gross Internal Area
 Ground Floor = 127.2 sq m / 1369 sq ft
 First Floor = 97.2 sq m / 1046 sq ft
 Total = 224.4 sq m / 2415 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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