



15 Wrights Lane, Prestwood, Great Missenden, Buckinghamshire, HP16 0LH

Asking Price | £465,000

## Property Features

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- Stunning Extended Home
- Catchment of Popular Schools
- 3 Double Bedrooms
- Open Plan Living/Kitchen/Dining Room
- Kitchen Area with Fitted Appliances
- Family Room/Study
- Modern Bathroom and Utility Room
- Level Rear Garden with Sun Decking
- Driveway Parking
- EPC 63D / Council Tax Band D

## Full Description

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Welcome to 15 Wrights Lane, a beautifully improved and extended family home nestled in the heart of Prestwood, a sought-after village in South Buckinghamshire. This property is perfect for families seeking a blend of modern living, excellent schooling, and convenient commuting options.

Upon entering, you are greeted by a spacious entrance hall that leads to a stunning open-plan Living/Dining/Kitchen area. This space is the heart of the home, featuring contemporary kitchen fittings and large bi-fold doors that flood the room with natural light and provide seamless access to the rear garden. The extended part of this room benefits from underfloor heating, ensuring a cozy atmosphere year-round. Located off of the hallway is a well-appointed utility room, offering additional storage and laundry facilities. The integral garage has been thoughtfully converted into a versatile family room, ideal for use as a playroom or home office.

Upstairs, the property boasts three generously sized bedrooms, each offering ample space for relaxation and storage. The modern family bathroom is designed with sleek fixtures and fittings, providing a luxurious space for unwinding after a long day.

Outside, the property continues to impress. The front of the home offers ample parking for multiple vehicles, while the rear garden is a good size and fully enclosed with fencing, creating a safe and private environment for children to play or for entertaining guests.

Prestwood is renowned for its excellent local schools, making it a prime location for families. The village falls within the catchment area for several highly regarded primary and secondary schools, including Prestwood Infant School, Prestwood Junior School, and the prestigious Dr. Challoner's Grammar Schools in nearby Amersham and Little Chalfont.

For commuters, the property is just 2 miles from Great Missenden Train Station, where regular services take you directly to London Marylebone in approximately 40 minutes. This makes 15 Wrights Lane an ideal base for those who need to balance work in the city with the tranquility of village life.

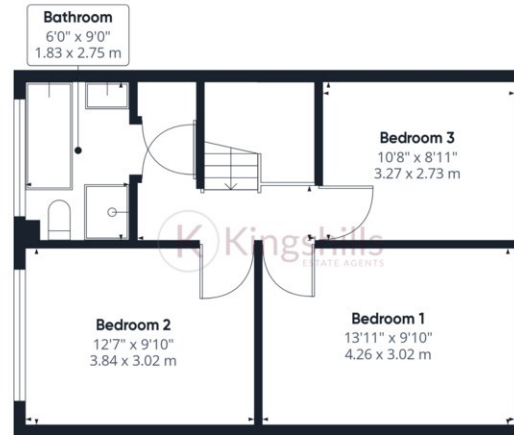
15 Wrights Lane offers the perfect combination of modern living, family-friendly features, and exceptional location. Don't miss the opportunity to make this stunning house your forever home.







Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

1142.59 ft<sup>2</sup>  
106.15 m<sup>2</sup>

**Balconies and terraces**

169.96 ft<sup>2</sup>  
15.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements