





## Property Features

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- Quintessential brick and flint English cottage
- Enclosed rear garden backing onto open fields
- Charming living room with feature fireplace
- Two off-street parking spaces to the front
- Bright kitchen/breakfast room
- Short drive to Great Missenden High Street & train station
- Two first-floor bedrooms
- No onward chain — ready for a smooth and swift move
- Modern, well-appointed bathroom
- EPC 59D / Council Tax Band D

## Full Description

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Appletree Cottage is a charming brick and flint period home, set along the sought-after Nairdwood Lane in the heart of Prestwood. This delightful two-bedroom cottage is brimming with character and sits in an enviable location just moments from the rolling Buckinghamshire countryside, while still offering excellent connections to London and nearby towns.

Step inside and you'll find a warm and welcoming living room centred around a traditional fireplace — the perfect spot to unwind after a countryside walk. The kitchen/breakfast room to the rear offers a bright, sociable space ideal for both everyday meals and relaxed entertaining. Upstairs, two bedrooms provide peaceful accommodation, with the second bedroom enjoying far-reaching views across open fields. A stylish, modern bathroom completes the first floor.

To the rear, the enclosed garden offers a private haven for outdoor dining or simply enjoying the changing seasons. At the front, the cottage benefits from two off-street parking spaces — a rare feature for this style of property.

Backing directly onto open countryside, Appletree Cottage is perfectly placed for exploring a network of picturesque walks, from woodland trails through Nairdwood and Angling Spring Wood to longer routes connecting with the Chiltern Hills Area of Outstanding Natural Beauty. It's a true paradise for walkers, cyclists, and nature lovers alike.

Prestwood itself is a friendly and well-served village with a traditional High Street that includes independent shops, cafes, a butcher, bakery, and local convenience stores. For more extensive amenities and excellent commuting options, Great Missenden is just a short drive away. The village's historic High Street offers boutique shops, eateries, and the popular Roald Dahl Museum. From Great Missenden Station, you can be in London Marylebone in under 45 minutes, making this an ideal base for both country living and city commuting.

Appletree Cottage is offered with no onward chain, making it a rare and appealing opportunity for those looking to make a swift and stress-free move to one of the Chilterns' most desirable locations.









