




CORNELIA

179 Wycombe Road, Prestwood, Great Missenden, Buckinghamshire, HP16 0HJ



A SUPERB FAMILY HOME IN WONDERFUL GARDENS AND GROUNDS OF APPROXIMATELY 1.27 ACRES

Cornelia is an attractive 1930's detached family home with spacious and versatile accommodation throughout and notably well-proportioned rooms.

			EPC
4	2	4	C (70)

Local authority: Buckinghamshire Council
Council Tax Band: G
Services: Mains water, electricity, gas and drainage.
Tenure: Freehold
What3Words: bunny.midfield.scribble

LOCATION

Cornelia enjoys a convenient edge of village position in Prestwood. Prestwood is a charming village in the Chiltern Hills, with sports clubs, a church, shops, and pubs as well as two schools – Prestwood Junior School and Prestwood Infant School. Within proximity you will also find Peterley Manor Farm, a family run farm which hosts events and has a café and a farm shop. The nearby towns of Great Missenden, Amersham and High Wycombe provide a further range of shopping, dining, and leisure facilities. Buckinghamshire is known for its excellent range of schooling – both state and independent – including its Grammar schooling. For the commuter, nearby Great Missenden has a railway station which provides a Chiltern Line service to London Marylebone. Amersham railway station offers a Chiltern Line service to London Marylebone too, as well as a London Underground Metropolitan Line service.

Prestwood High Street – 1.3 miles

Great Missenden – 2.3 miles

High Wycombe – 4.5 miles

Amersham – 7 miles

Heathrow Terminal 5 – 23.9 miles

(All distances and times are approximate)





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The property is set back from the road with a private feel, approached via electric gates which lead onto a sweeping gravelled driveway with ample parking, alongside a detached double garage.

A generous reception hall welcomes you to the property, from which you will find an array of reception spaces, which include an impressive drawing room, a lounge and a family room. The kitchen is a truly impressive space, redeveloped by the current owners in a sympathetic and contemporary manner to a high specification; it leads onto a dining area with views to the gardens beyond. A convenient utility area and a downstairs cloakroom completes the ground floor accommodation.

Upstairs, you will find four generously proportioned bedrooms. The principal bedroom has an en-suite bathroom and there is a further family bathroom too.

Cornelia is a wonderful family home with generous accommodation and superb gardens and grounds.

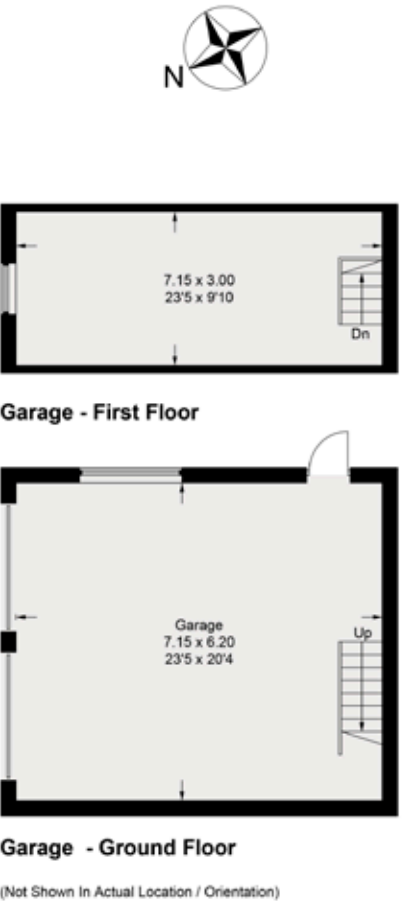
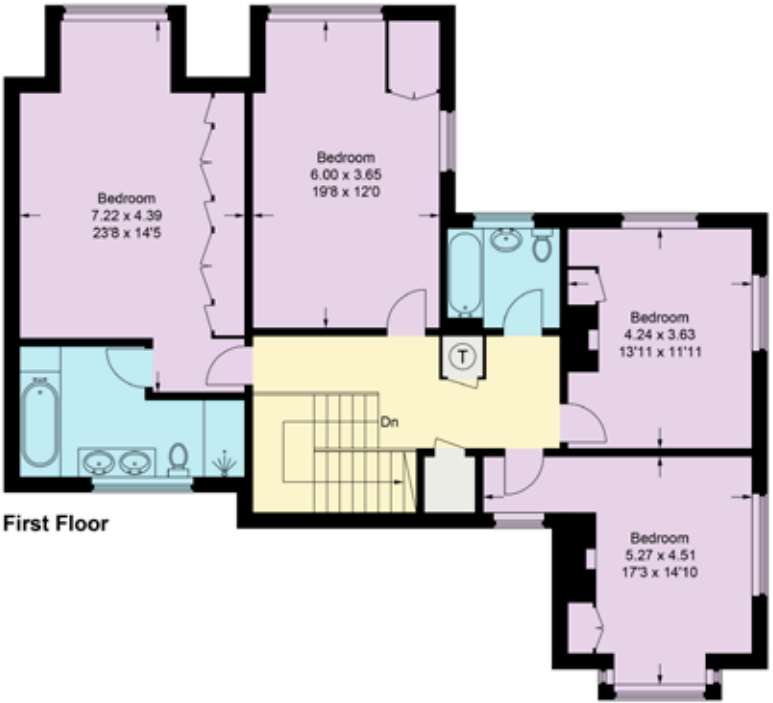






GARDENS & GROUNDS

Cornelia is set in a generous and private plot of approximately 1.27 acres. To the front of the property you will find ample driveway parking alongside a detached double garage with loft storage above. The detached double garage previously had planning permission to convert into a one-bedroom annexe; this has now lapsed. The gardens are split into two main sections, a more immediate section of garden to the rear of the property comprises an expansive lawn area, a patio ideal for outside entertaining and a mixture of planting and decorative hedging. There is a separate paddock area adjacent to the main garden which has its own gated access on to Wycombe Road. At the rear boundary of the garden you can enjoy pleasant views over fields, adding to the country charm of the home.



Approximate Gross Internal Area
Ground Floor = 160.3 sq m / 1,725 sq ft
First Floor = 116.7 sq m / 1,256 sq ft
Outbuildings = 65.9 sq m / 709 sq ft
Total = 342.9 sq m / 3,690 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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