



Sopwell cottage, Greenlands Lane, Prestwood, Buckinghamshire, HP16 0PU

A modern, three bedroom, detached house on a generous plot situated in a popular country lane, between Great Missenden and Prestwood with extensive rural views to the rear. Much of the house is in original condition and would benefit from comprehensive updating and offers scope for extension (STPP). No Onward Chain

Hallway | Cloakroom | Living Room | Dining room | Kitchen | 3 Bedrooms | 2 Bathrooms | Double Garage | Driveway parking | Large Gardens

"Sopwell Cottage" is a modern, three-bedroom, detached house that was originally designed and built by the current owners to provide a comfortable family home in a lovely semi-rural location with extensive views over farmland to the rear. The house offers well-proportioned living accommodation; however it requires modernisation to bring it up to current standards and expectations and offers plenty of scope for extension (STPP).

The front door opens out into a broad hallway with an open tread staircase leading to the first floor. The study overlooks the front with the kitchen sitting behind the study and across most of the rear and overlooking the garden. There is also a cloakroom. The sitting room runs front-to-back and is triple aspect.

Upstairs, there are three, double bedrooms; the master having an ensuite shower-room, plus the family bathroom. Rear aspect rooms on the first floor have impressive, panoramic views of the open farmland and woods leading down to Great Missenden.

Outside, the large rear gardens slope gently away from the house and are bounded by mature hedging offering a high degree of privacy.

To the front, the house is approached via a five bar gate over a gravel driveway leading to an attached double garage. The property has a long road frontage to Green Lane. There is ample driveway parking and a large lawned area with mature shrubs and trees.

Price... £825,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.



DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden. Just as you are leaving the village turn right into Green Lane and Sopwell Cottage is the third house on the right indicated by a Wye Partnership for sale board.

School catchments 2023/24

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)



Additional information

Council tax band F

EPC rating D

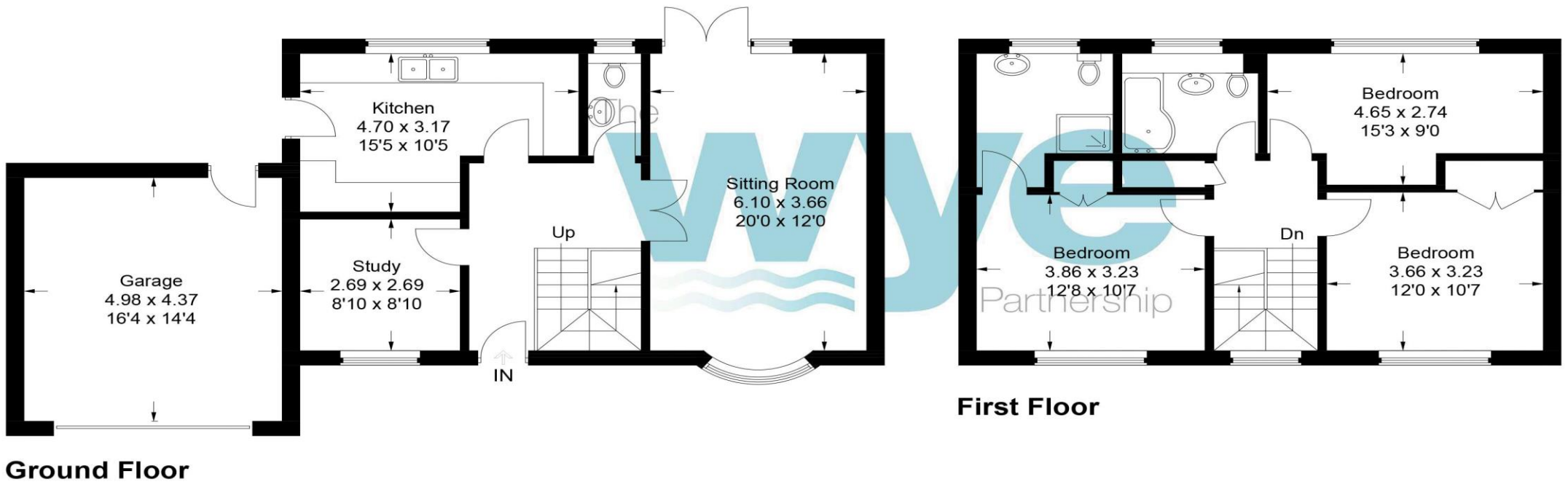
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
Ground Floor = 59.2 sq m / 637 sq ft
First Floor = 58.3 sq m / 628 sq ft
Garage = 22.2 sq m / 239 sq ft
Total = 139.7 sq m / 1,504 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.

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The **wye** Partnership