



Elmhurst, Hotley Bottom Lane, Prestwood, Buckinghamshire, HP16 9PL

A substantial, four-bedroom family home in a desirable, semi-rural location on the outskirts of Prestwood village with a large garden. The house is clean and tidy but would benefit from updating to bring it up to current standards and expectations. There is ample scope to extend (STPP). No Onward Chain.

Entrance hall | Living room | Dining room | Eat in Kitchen | Utility room | Cloakroom
| Four double bedrooms | Family bathroom | Two garages

Elmhurst is an attractive, detached property built of old-stock bricks and with a striking "eyebrow" roofline. It is set well back from the road and is amongst other, quality, individual houses. Properties at Hotley Bottom rarely come on the market; vendors buy and then stay for years.

A large entrance hall with a corner staircase to the first floor gives access to all the ground floor rooms and to the integral garage. There is the possibility of converting the integral garage into living accommodation (subject to Building Regs. approval).

The living room is double aspect with sliding doors out to the patio and garden. Sliding, glass doors link the dining room and the sitting room.

The kitchen is very original but functional with space for an informal dining table and is next door to the formal dining room both overlooking the garden. There is ample scope here to knock the two rooms together to form a larger eat in kitchen and to extend out to make a stunning addition to the house (STPP). The utility room is at the rear of the garage and is accessed across a covered walkway linking the garage and house.

Upstairs, there are four double bedrooms, three of which have built in wardrobes and a family bathroom.

The large, rear gardens at Elmhurst are a particularly fine feature of the house being level and private. They are enclosed with clipped, mature hedging and fencing with mature, feature flower beds and paved seating areas. To the front, the house is approached through gates leading to parking for several vehicles and a further area of garden featuring more mature shrubs and trees. There are two garages; one integral and the other separate from the house and garage with the utility room at the rear. The walkway between is covered to provide shelter from the elements.

Price... £995,000 *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, Prestwood lies in the catchment area for the Amersham/Chesham Grammar Schools and The Royal Grammar School for Boys in High Wycombe. The Misbourne School in Great Missenden also offers schooling for 11-18 year olds. Private schools close by include The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill. 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 Chequers Lane to the T-Junction and turn left onto Moat Lane. Bear to the right into Hotley Bottom Lane and the house will be found a short distance along on the left hand side.

Additional Information

EPC Band D.

Council Tax Band G

School Catchment

Prestwood Infant and Junior School

Boys' Grammar; Dr Challoner's, The Royal Grammar, Aylesbury Grammar

Girls' Grammar; Dr Challoner's High School, Aylesbury High Mixed Grammar; Chesham, Sir Henry Floyd.

Upper School/All ability;

The Misbourne School (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

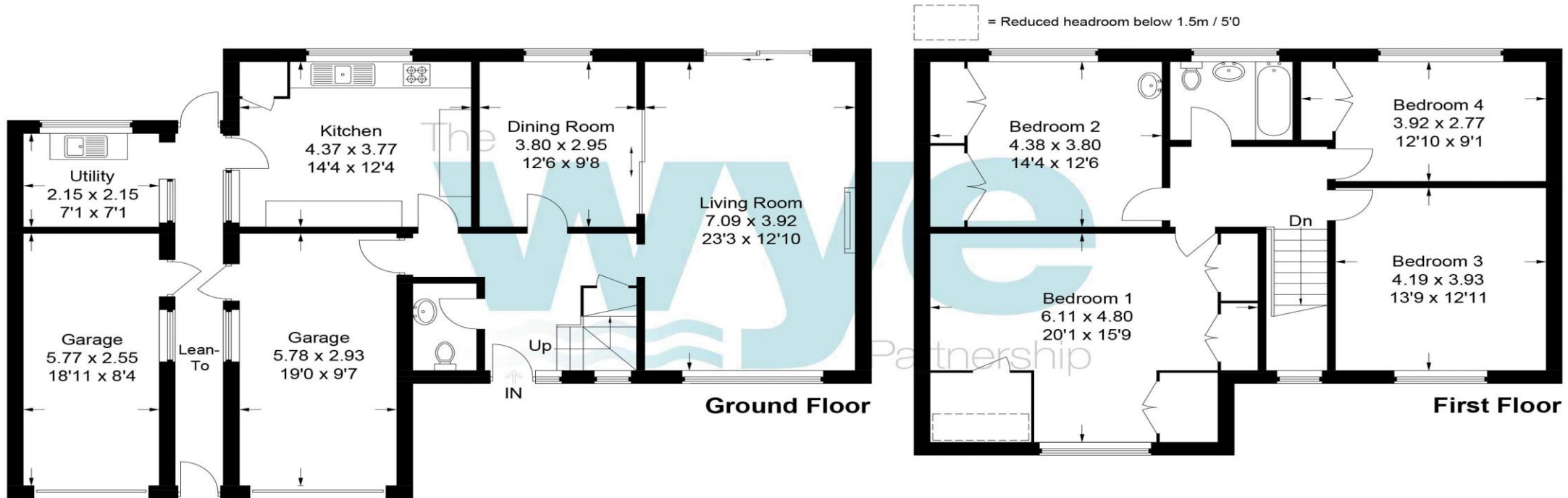
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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Elmhurst

Approximate Gross Internal Area
Ground Floor (Including Garage) = 123.8 sq m / 1,333 sq ft
First Floor = 90.9 sq m / 978 sq ft
Total = 214.7 sq m / 2,311 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