



12 Chequers Lane, Prestwood, Buckinghamshire, HP16 9DW

Substantially rebuilt and extended about five years ago, this three-bedroom detached property has been further upgraded by the present owners and is presented in show-home condition. The house is located in the heart of the village, a level walk from the shops, doctors' surgeries and local schools.

Entrance hall | Sitting room | Family room/study | Cloakroom | Kitchen/dining room | Utility room | Three bedrooms | Family bathroom + ensuite shower

This is a well planned, chalet-style, detached home offering flexible, comfortable, accommodation. When the vendors bought the house it was a blank, cream, canvas from which they have created a stylish home with quality Farrow and Ball and Coat paints. The rooms are warm and inviting and styled with contemporary, classic, colours.

The bright and airy entrance hall has been refitted with low maintenance "Quickstep" LVP flooring, there is also an illuminated coats' cupboard under the stairs with the cloakroom opposite. The sitting room is front aspect featuring a cozy log burner, the family room/study, also front aspect, has been fitted out with a custom-built desk and shelving unit, yet still has ample room for a sofa, or toys. The kitchen/dining room runs across the rear of the house and is divided into definite zones. The kitchen, with cream Shaker-style base and wall units on three sides plus a peninsular unit, is great for cooking in, everything is to hand and there is ample storage. As you would expect there are all the usual integrated appliances plus quartz work surfaces. The dining area is adjacent, with French doors out to the garden, with the remainder being a great circulation space with a passage to the utility room and back door.

Upstairs, there are three bedrooms; two large doubles and a smaller double, all with fitted wardrobes. The master bedroom is front aspect with an ensuite shower room, the second bedroom overlooks the garden and the third, looks across the front to the very pretty properties and gardens opposite. The current vendors removed the original family bathroom, reconfigured the room to install a freestanding slipper bath, walk in shower and vanity unit with Crosswater fixtures, the whole thing feeling like an at home spa.

Outside, the rear gardens are level and enclosed. There is a recently erected, insulated, garden office with double glazing, mains power and internet access. One end has been left for garden storage. There is ample parking on the brick paver driveway at the front plus a some small areas of lawn to enhance the appearance.

Price... £850,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. 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 office in Prestwood follow Chequers Lane for about 100m and the house is located on the right, indicated by a For Sale board.

Additional Information

Council Tax Band F

EPC Band C

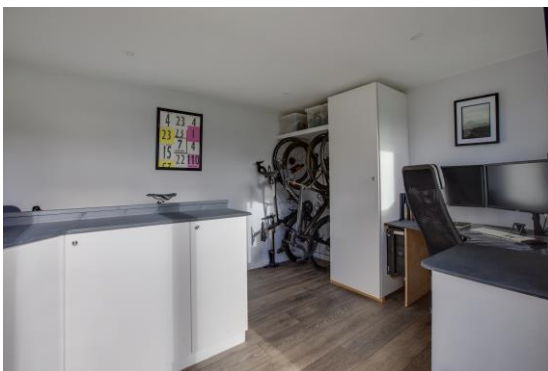
School Catchment

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)

MORTGAGE

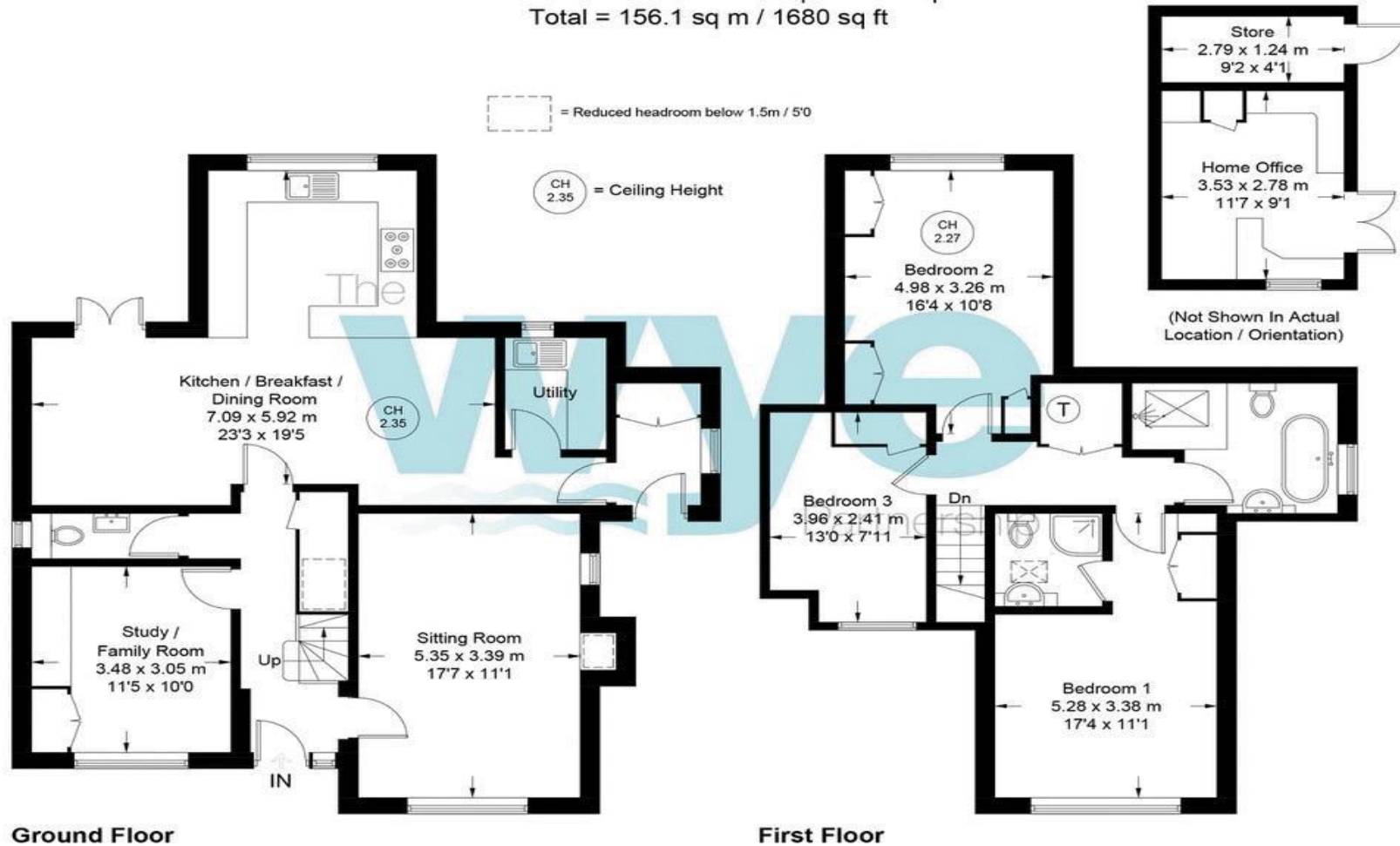
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Chequers Lane

Approximate Gross Internal Area
Ground Floor = 83.9 sq m / 903 sq ft
First Floor = 58.3 sq m / 627 sq ft
Store / Home Office = 13.9 sq m / 150 sq ft
Total = 156.1 sq m / 1680 sq ft



Floor Plan produced for Wye Partnership by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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