



The Old Orchard, Great Missenden, Buckinghamshire, HP16 0QQ

*Situated in a popular, residential lane, consisting of individual properties, is this substantial 'chalet' style family home benefitting from three reception rooms, a stunning kitchen/diner and four double bedrooms. Approached via a gated, gravel driveway, there are generous gardens to both the front and rear of the property.*

**| Entrance Hall | Cloakroom | Utility Room | Shower Room | Kitchen/Diner | Study | Family Room | Sitting Room | Landing | Four Double Bedrooms | Family Bathroom | Gated Driveway | Front and Rear Gardens | Double Garage |**

An individual and substantial, 'chalet' style detached family home, ideally located on a prime residential lane in the heart of Prestwood. Approached via a gated, gravel driveway, the property enjoys gardens to both the front and rear and benefits from a double garage.

Accessed via the side, there is a large welcoming entrance hall with laminate wooden flooring leading to all reception rooms. There is a cloakroom off the hallway and useful utility room to the rear with space and plumbing for washing machine and tumble drier and an inset stainless steel sink and a range of cupboards. A handy second bathroom off the utility has a double, walk-in-shower.

Truly the heart of the home, is the spacious open/plan kitchen diner with bi-fold doors to the front garden. This wonderful space includes modern integrated appliances together with inset induction hob and double oven. A central island provides storage and breakfast bar with space for a large dining table with feature pendant lighting over. There are then a further three reception rooms including a stunning, triple aspect sitting room with sliding patio doors to the front and feature fireplace with tiled hearth and log burner. Two further reception rooms offer versatile accommodation and both would make an ideal study, family room or a further bedroom on the ground floor if required.

Upstairs, accessed via a generous landing, with access to eaves storage, are four double bedrooms. Stripped wooden floorboards run throughout all rooms with bedroom one and four containing built in wardrobes, bedroom three with eaves storage and bedroom two enjoying a front aspect over the garden. The good size family bathroom is fully tiled and comprises a three piece suite including bath with shower over.

Sitting on a private, generous plot, to the front is a large area of lawn perfect for family games and to the rear is a more secluded garden with mature fruit tree. Set well back from the quiet lane the property offers further scope for improvement and creation of outside entertaining areas leading from the kitchen and sitting room.

**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, 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 office in Prestwood, proceed along the high street towards Great Missenden taking the turning on the right before the Cross Roads Garage into Nairdwood Lane. The property can be found a short distance along the lane on the left hand side after the turning for Fairacres on the right.

## Additional Information

EPC Band C

Council Tax Band G

## 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.*

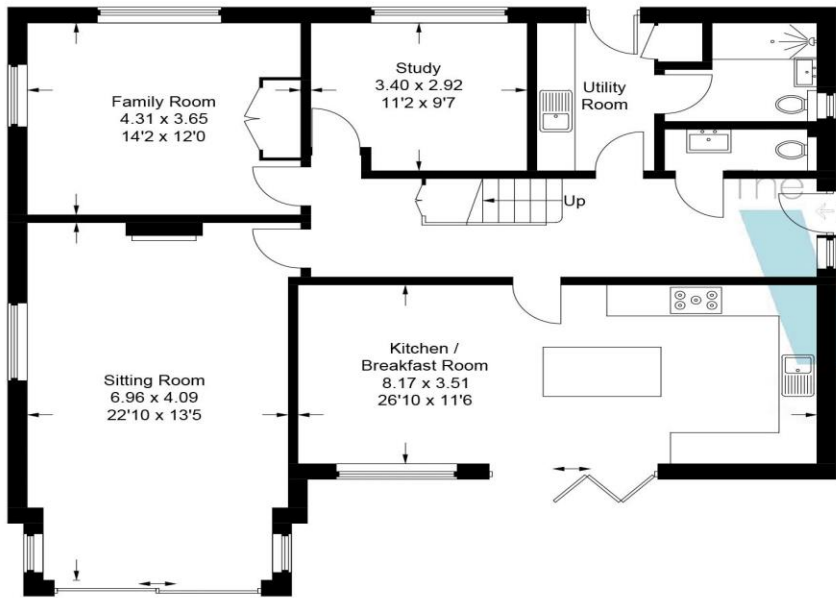


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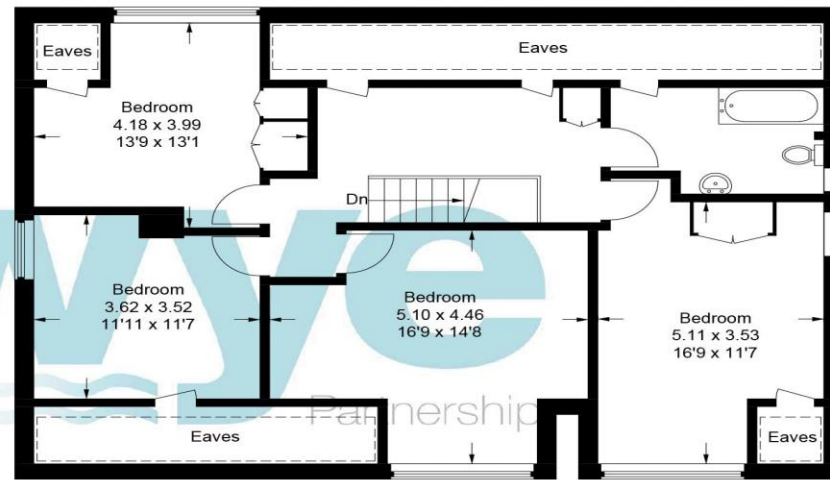
Approximate Gross Internal Area  
Ground Floor = 114.6 sq m / 1,233 sq ft  
First Floor = 83.2 sq m / 895 sq ft  
(Excluding Eaves)  
Garage = 29.5 sq m / 317 sq ft  
Total = 227.3 sq m / 2,445 sq ft



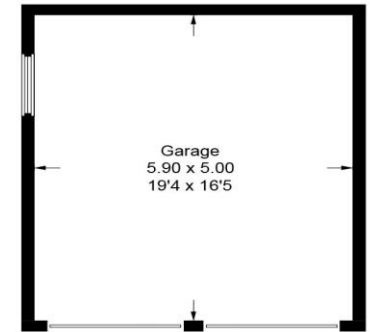
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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