



Forge Cottage, 89 High Street, Prestwood, Buckinghamshire, HP16 9ER

Believed to date from 1890 Forge Cottage is a four bedroom, three reception room, extended and improved character cottage in the heart of the village. The sympathetic renovation and extension has retained much of the quaint, cottage-feel whilst offering 21st century facilities. No Onward Chain

Substantial Entrance Porch | Reception Hall | Sitting Room | Reception Room | Kitchen-Diner | Utility | Four Double Bedrooms | Two En-Suites | Family Bathroom | Gardens | Driveway Parking |

The character of the original Forge Cottage is still visible within the new and improved 21st Century version.

Entry into the house is via a generous porch with travertine tiled floor and through into the central reception hall. The flooring continues in here and also into the kitchen. Ground floor rooms radiate from the hall with a "snug" sitting room with AGA log burner to the right being part of the original house. The main reception room, the show-piece of the house is on the left. This double aspect room has windows to the front and bifold doors to the garden giving a great link between house and garden. A second AGA log burner provides additional heat in the winter and engineered oak flooring gleams in the spring sunshine. The kitchen/diner is L-shaped and can be configured to suit. Currently the dining area is directly off the kitchen with a reclaimed church pew forming a large part of the seating area. The kitchen is fitted in a cottage style, with sage green oak units and solid oak worksurfaces. The central island is topped with black, satin granite. There is a range cooker, integrated dishwasher and space for a large fridge-freezer. At the far end of the kitchen there is a complementary oak larder cupboard and French doors out to the garden. The utility room is at the far end with space and plumbing for the usual appliances, additional cupboards and a door out to the garden.

Upstairs, there are four double bedrooms, two with modern newly fitted en-suite facilities as well as a family bathroom with slipper bath. One of the en-suite bedrooms is larger with fitted wardrobes and has a rear aspect. Bedroom two is front aspect with the additional benefit of an en-suite. There are two further double bedrooms serviced by a charming family bathroom.

Outside, the rear gardens wrap around two sides of the house and are level and laid mainly to lawn with some mature shrubs and raised beds. An Indian sandstone patio links the kitchen and sitting room. To the front there is gravelled parking for several vehicles and, to the side, a separate shared driveway that leads to a single garage, also accessed from the garden.

Price... £950,000 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 on Prestwood High Street, proceed along the road towards Great Missenden and Forge Cottage will be found on the right hand side just before the turning into Blacksmiths Lane.

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

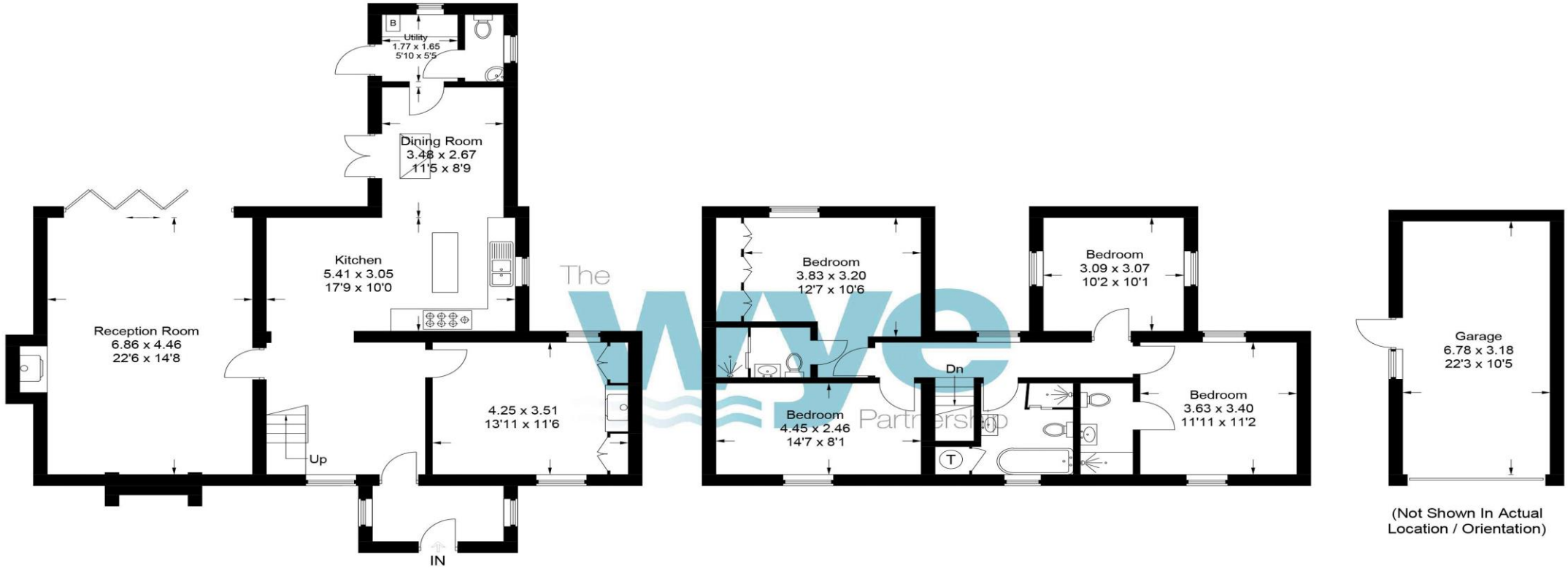
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High Street

Approximate Gross Internal Area
Ground Floor = 100.0 sq m / 1,076 sq ft
First Floor = 69.9 sq m / 752 sq ft
Garage = 22.2 sq m / 239 sq ft
Total = 192.1 sq m / 2,067 sq ft



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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The **wye** Partnership