



Ravenscroft, Church Path, Prestwood, Buckinghamshire, HP16 0QJ



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*A well presented, two/three bedroom detached bungalow with a lovely, mature, southerly garden in a tranquil location on the outskirts of the village. No Onward Chain*

Entrance hall | Sitting room | Dining room | Kitchen | Utility room | Family bathroom | Bedroom plus study or occasional bedroom | Bedroom 2 | Garage + driveway parking + on street parking

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Ravenscroft is a well-maintained, two/three bedroom bungalow located in a quiet country lane adjacent to ancient woodland yet within striking distance of the village amenities.

The property is approached through a five bar gate onto the driveway with a small area of lawn to the right adjacent to a front bedroom. Entry is on the side of the property and into the hallway.

To the left is the double-aspect sitting room with windows overlooking both the rear garden and leafy driveway. The sitting room is divided from the dining room with a curved wall containing a feature, gas coal-effect fire. Both the sitting room and the dining room are fitted with pale beech-effect laminate flooring. The dining room has windows to the side resulting in both rooms being light, bright and airy.

A part-glazed door from the dining room leads into a wide, galley-style kitchen which is fitted with a range of cream, farmhouse-style units and integrated appliances including a fan oven, ceramic hob and extractor plus a Bosch dishwasher. A window at the end of the kitchen overlooks the garden and a single door opens out onto the side patio.

At the end of the hallway is the utility room which has space and plumbing for a washing machine and additional storage cupboards. Next to this is the family bathroom which is fitted with a white suite comprising of bath, vanity unit and W.C. There is a window opening to the side. At the far end of the corridor are two rooms, one leading into another. The first is currently being used as an office but could be an occasional bedroom or could be combined with the room behind to create a master bedroom with ensuite (subject to building regulations approval). The end bedroom is double aspect with built-in wardrobes. The final bedroom is side-on to the driveway and has fitted wardrobes.

The house sits in lovely, mature and private gardens. The plot is level and south facing at the rear with areas of lawn and seating areas. There is a single garage at the end of the driveway. There is driveway parking plus an additional space opposite.

**Price... £635,000**     *Freehold*





## LOCATION

Prestwood village centre has an excellent range of day to day facilities, including a variety of local shops such as a butcher, two small supermarkets, chemist, post office and florist, 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 follow the High Street towards Great Missenden. Turn right into Nairdwood Lane immediately before the Crossroads garage and follow this road. Just after the turning into Lodge Lane pass the school and take the next (unmetalled) road into Church Path. Ravenscroft is the 4th house on the left.



## School catchments 2024-25

Infant and junior schools :Prestwood Infant & Junior Schools

Mixed secondary: The Misbourne School. Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School

Girls' Grammar; Dr Challoner's High and Aylesbury High

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 band E

## MORTGAGE

Contact your local Wye Country 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.*



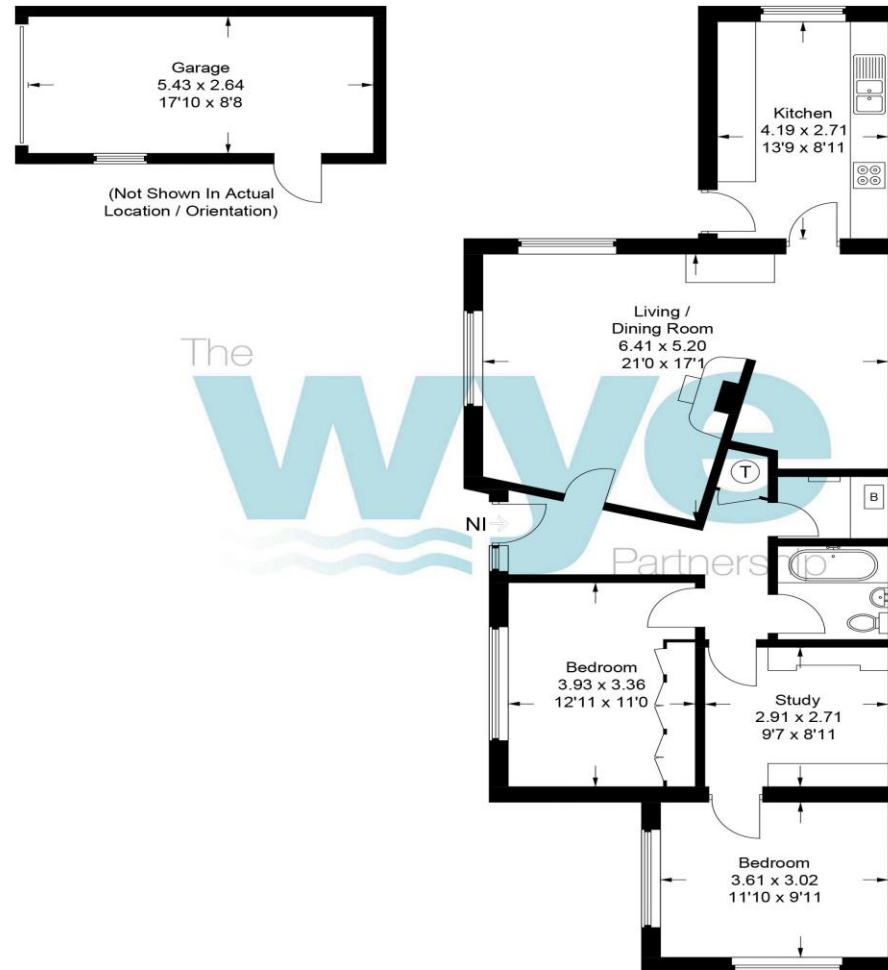


# Ravenscroft

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 102.2 sq m / 1,100 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