



Woodstock, Prestwood, Buckinghamshire, HP16 9BZ

A spacious, detached, chalet-style property with up to five bedrooms which is quietly located on a well-regarded, private road on the edge of Prestwood village. The house has adaptable ground floor accommodation and two bathrooms and has plenty of scope for remodeling or extension (STPP). There is ample driveway parking plus a garage and the level, rear gardens are south facing. No Onward Chain

Porch | Entrance hall | Bathroom Room | Two ground floor bedrooms | Kitchen/Breakfast room | Living room | Dining room | Conservatory | Three first floor bedrooms | Further bathroom | Garage | South facing rear garden | No Onward chain

Pankridge Drive is a private, cul-de-sac on the favoured, north-western side of the village. Woodstock is a clean, neutrally-decorated, chalet bungalow with flexible, ground floor accommodation offering up to five bedrooms (three upstairs and two downstairs).

The property is approached across a graveled driveway with parking for two/three vehicles plus a garage. Access is via a porch and from there into the entrance hall; to the right is the ground floor bathroom which is fitted with a white suite of bath (with shower over), W.C. and vanity unit. Opposite are two rooms, currently designated as bedrooms but could easily be repurposed as a study or family room.

The kitchen/breakfast room is in the centre of the house and is fitted with a range of cream units with complementary work-surface with the usual appliances. There is space at the far end which is separated from the main kitchen by a small breakfast bar on the far side of which is the laundry area with space and plumbing for a washing machine and dryer, if required there is also space for a small table for casual dining. There is a door out to the back garden.

The living room, with feature gas fireplace, and formal dining room run across the rear and have sliding doors out into a broad conservatory and from there to the garden beyond.

Stairs from the hallway lead up to the first floor. There is a steep pitch on the roof at Woodstock with all three bedrooms being built into what was once the roof with all three having eaves storage and slightly restricted head-room and also having built-in wardrobes. The three upstairs bedrooms are served by a further bathroom, also fitted with a white suite similarly appointed to the downstairs bathroom.

Outside, the gardens are mature and laid mainly to lawn with mature shrubs and trees towards the edges offering a green backdrop and privacy. To the left a pergola offers welcome shade in the summer to the decked entertaining area at the rear of the house.

Price... £675,000 Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small 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 offices in Prestwood follow Chequers Lane to the end and turn right. Pankridge Drive is the first turning on the right and the house can be found a short distance along on the left.

Additional Information

EPC Band D

Council Tax Band E

School Catchment

Prestwood Infant & Junior Schools
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

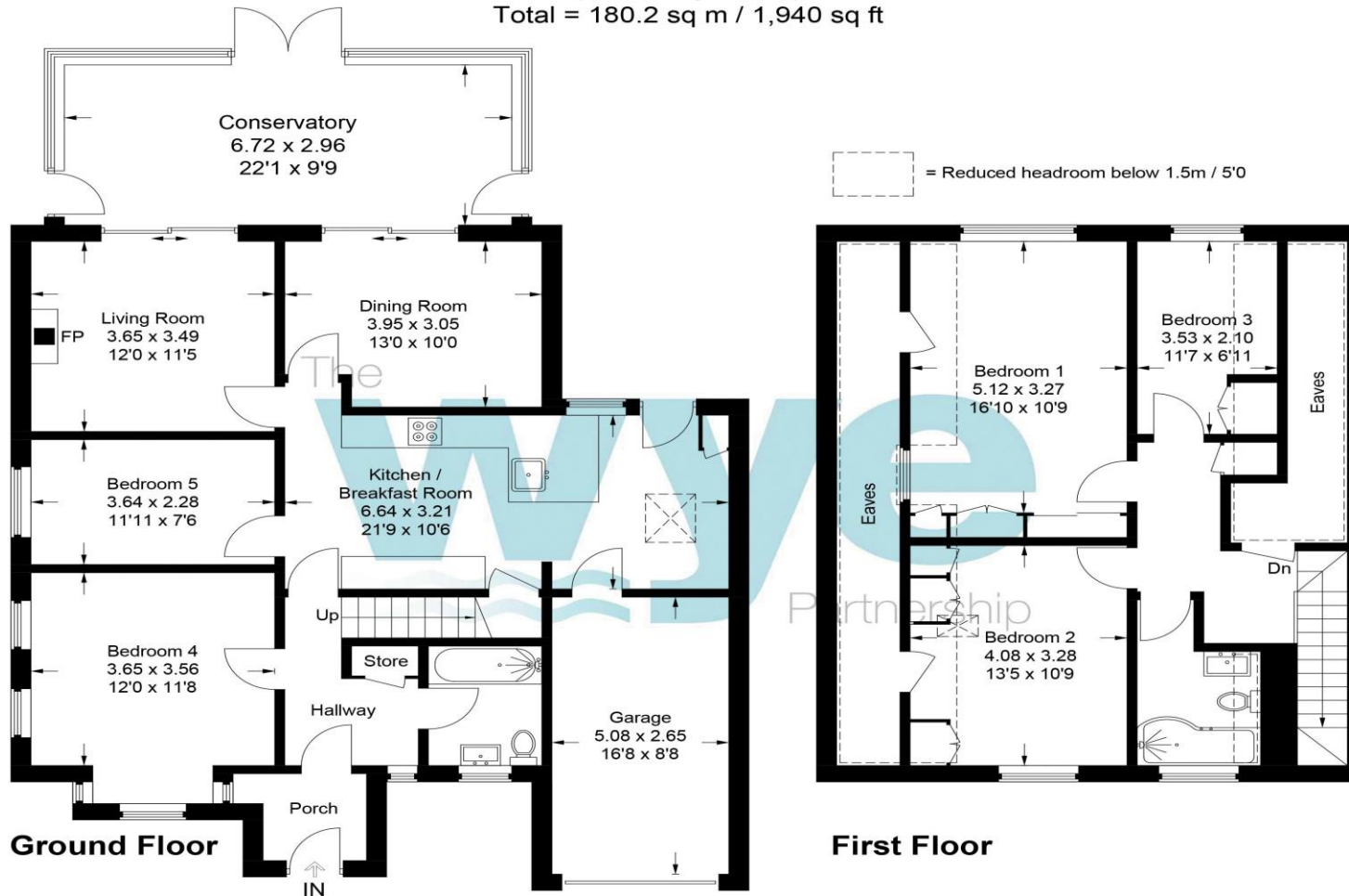
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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Approximate Gross Internal Area
Ground Floor = 124.2 sq m / 1337 sq ft
First Floor = 56.0 sq m / 603 sq ft
(Excluding Eaves)
Total = 180.2 sq m / 1,940 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