



31 The Glebe, Prestwood, Buckinghamshire, HP16 9DN



*A well- presented, neutrally decorated, three bedroom, semi-detached house on a very popular road in the heart of the village convenient for the shops and local schools.*

Entrance hall | Kitchen-dining room | Study/family room | Sitting room |  
Three bedrooms | Family bathroom

31 The Glebe, is an immaculately presented, light bright and airy property which is approached across a generous, tarmacadam driveway with parking for several vehicles.

The front door opens into the hallway which is fitted with easy-maintenance laminate flooring.

To the left is the kitchen/diner which runs front to back through the depth of the house. The kitchen area is at the front and fitted with a range of oak, Shaker-style kitchen units with an integrated double oven, hob, dishwasher and fridge and a freezer. The dining area is at the far end of the kitchen and has French doors out to the garden providing a great link between the house and the outside.

There is a useful office/family room at the front and to the right of the front door.

The sitting room is at the rear and is well-proportioned with sliding doors to the garden and has feature, limestone, gas-coal effect fire.

Upstairs, there are three bedrooms, two doubles and a single, the master being double aspect. The family bathroom has been stylishly refitted with a white suite comprising of P-shaped, shower bath, vanity unit and W.C with tiled walls.

Outside, the rear garden is level and laid mainly to lawn bounded by close board timber fencing in front of which are mature, flower and shrub borders. At the front there is an attractive, mature flower bed, screened by a well clipped hedge adjacent to the parking area.

**Price... £565,000 Freehold**





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## 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 office in Prestwood, follow Chequers Lane to the right hand bend in the road and The Glebe is on the left. Number 31 is a short distance along on the right indicated by a Wye Country for sale board.

## Additional Information

EPC rating C

Council tax band E

## School catchments 2025/25

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 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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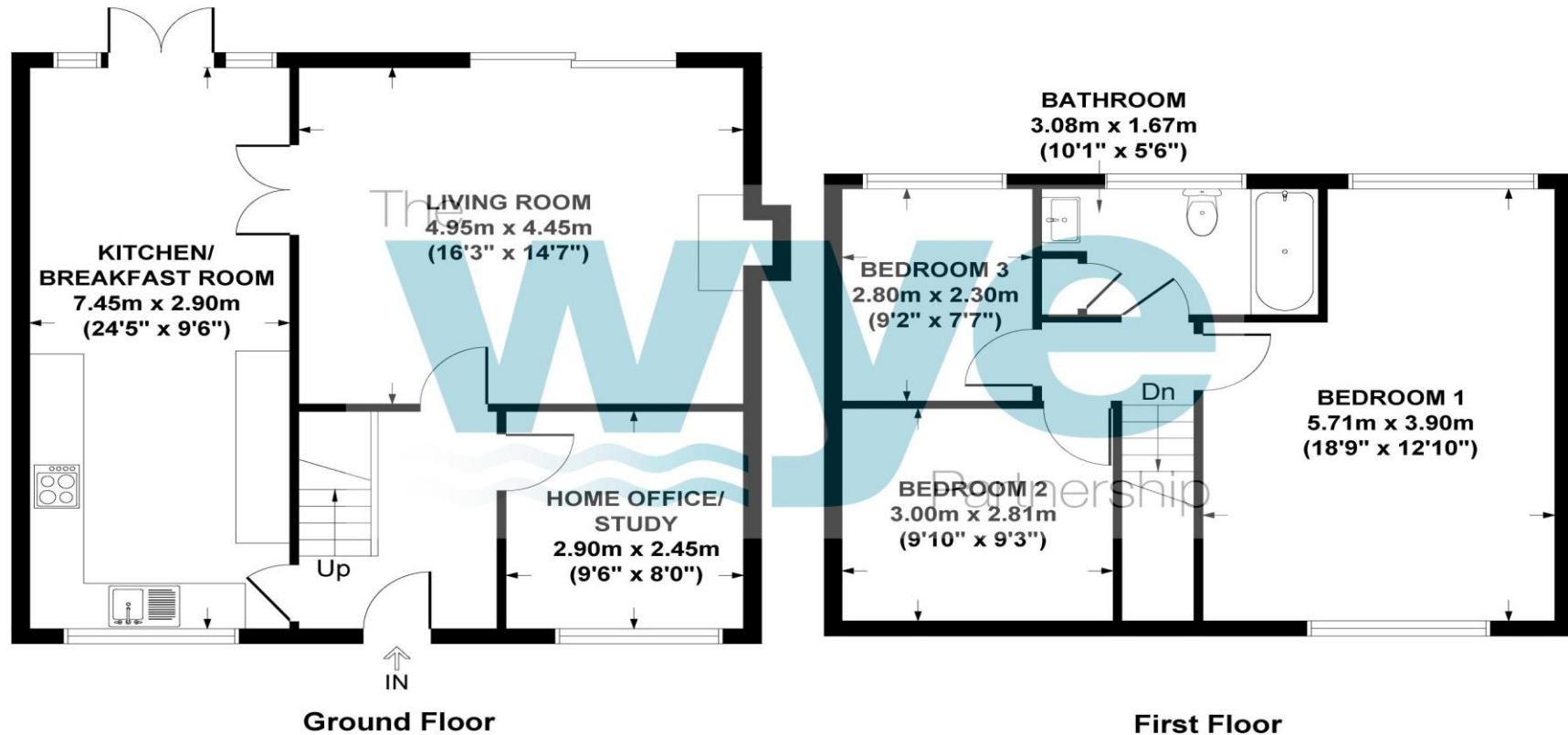




### 31 The Glebe, Prestwood HP16 9DN

Approximate Gross Internal Area

House = 104.4 sq m / 1124 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.  
Produced For Wye Country

120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership