



"Oaktree", 101 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HN

An extended, three, double-bedroom, detached house on the outskirts of the village opposite open farmland. Offering far more generous accommodation than its contemporaries this house is ideal for growing families and down-sizers alike.

Porch | Entrance hall | Cloakroom/shower room | Dining room/Family room | Living room | Kitchen-breakfast room | Internal office/gym | Utility room | Three double bedrooms | Refitted family bathroom | Front and rear garden | Garage and driveway parking.

“Oaktree” is a well presented, extended, three-bedroom, detached home close to village amenities. This detached family house is situated in a popular location within the village and has been thoughtfully extended at the front and rear to provide a comfortable and contemporary living space.

Currently, the ground floor accommodation has a spacious, double aspect living room with French doors to the garden and is fitted with a feature wood burning stove and an extended, front aspect, formal dining room. Off the entrance hall there is a re-fitted shower/ cloakroom with under-floor heating and dual head thermostatic shower. Adjacent to the shower room is a generous storage cupboard.

The kitchen has been refitted with a range of cupboards with oak-fronted doors, quartz work surfaces and a timber breakfast bar plus the usual kitchen appliances. A skylight in the high ceiling adds additional light and structure to the room. A door from the kitchen leads to an inner room- currently used as a gym with a second sky light. Doors from this central room lead to a generous utility room, with a door to the garden, and another into the garage which is fitted with a good quality, Hormann electric garage door. The vendors have also had an electric, car-charging point fitted conveniently at the front of the house.

Upstairs, there are three, good-sized double bedrooms and a refitted family bathroom.

Outside the back garden is mature and landscaped and is very private, low-maintenance and well enclosed. There is a user-friendly, artificial grass area as the central "lawn", ideal for children to play on. To the front, there is a lawned area with mature shrubs and trees plus a large driveway providing parking for up to four cars plus a garage.

Price... £635,000 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 follow the Wycombe Road towards Great Kingshill. After approximately one mile you will see the Wren Davies dairy on your right. The driveway to the house is immediately on your left just beyond the entrance to the dairy.

Additional Information

Council tax band E
EPC band D

School catchments 2024/25

Primary: Prestwood village schools - infant and junior

Boys' Grammar : Royal Grammar school, Dr Challoners Grammar school, Aylesbury Grammar school

Girls' Grammar: Dr Challenor's High School, Aylesbury High School

Mixed Grammar: Chesham Grammar and Sir Henry Floyd

Upper School: The Misbourne School

(we recommend you check catchment and availability at all relevant schools)

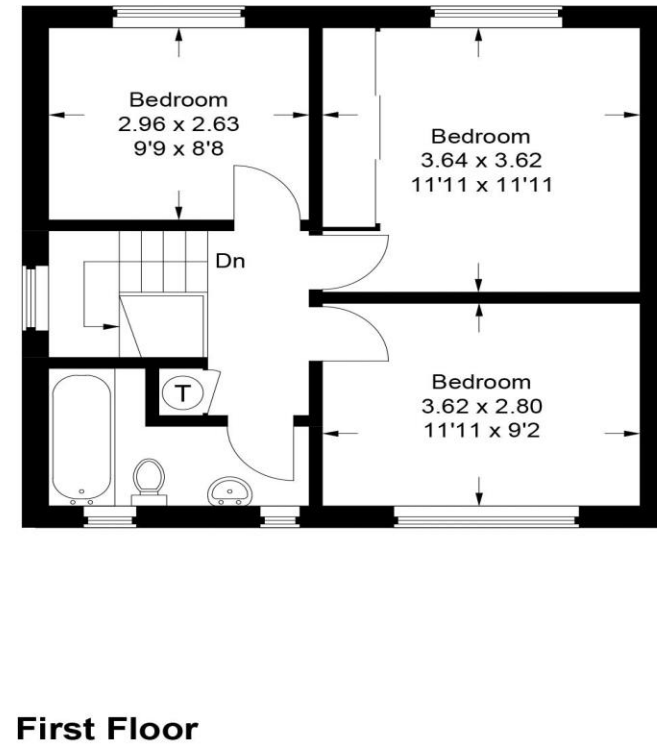
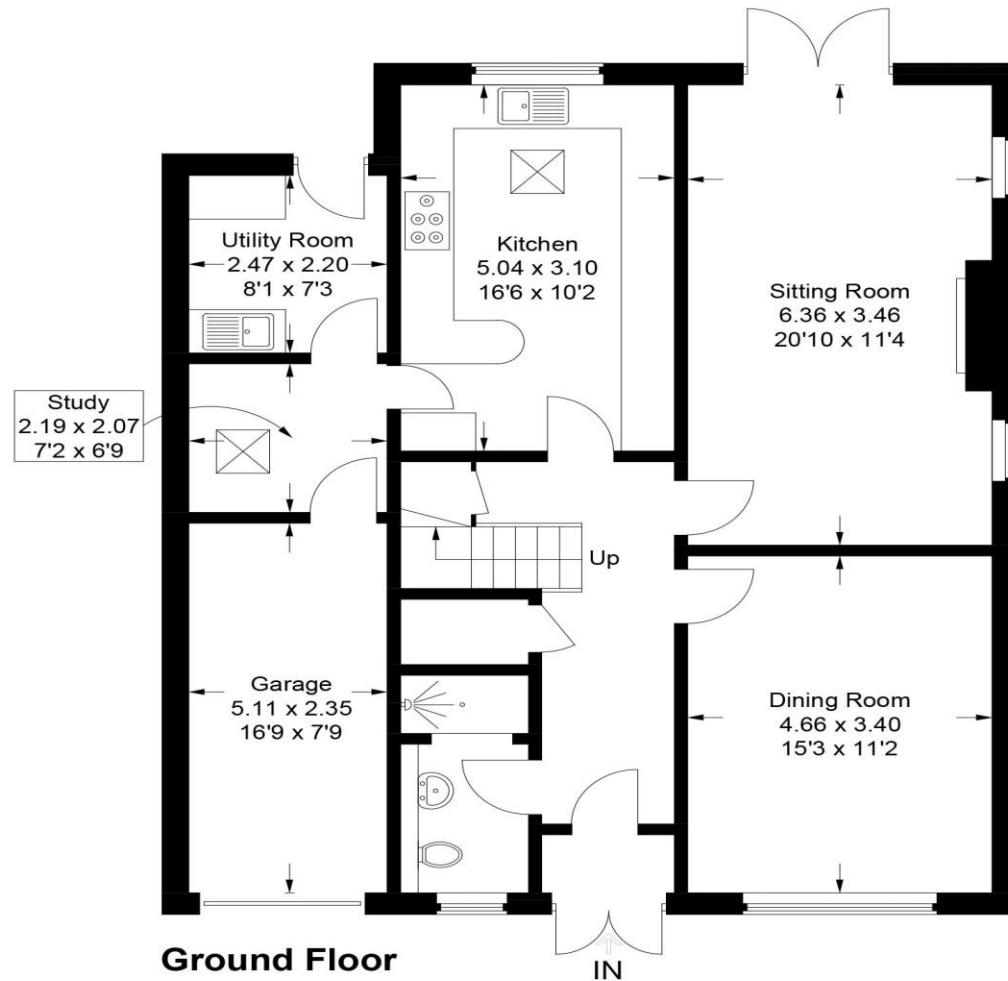
MORTGAGE

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.



Approximate Gross Internal Area
 Ground Floor = 99.0 sq m / 1,066 sq ft (Including Garage)
 First Floor = 44.2 sq m / 476 sq ft
 Total = 143.2 sq m / 1,542 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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