

2 Cedar Cottages, Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QQ

Situated in a popular residential lane of individual properties, is this terrace of character cottages. Offering well presented accommodation this pretty cottage is a wonderful opportunity to have a truly individual home.

Kitchen/diner | Sitting room | Bathroom | Rear lobby | Bedroom 1 with ensuite shower room | Bedroom 2 | Front hardstanding parking | Rear garden |

No 2 Cedar Cottage is a beautifully presented, recently fully redecorated, two bedroom, brick and flint character cottage situated on the fringes of Prestwood village, backing onto, and adjacent to, open countryside and woodland with superb views to the rear. This stunning cottage epitomises the charm offered by a period cottage, with new double glazed windows and doors, whilst cleverly combining modern living with original character features.

Accessed via a composite front door, the cottage oozes charm and character throughout with many features including exposed beams, a lovely inglenook style fireplace and latched doors throughout. The accommodation flows well with the cozy sitting room to the front and the kitchen dining area to the rear giving access to the rear gardens, the kitchen having been recently updated. The utility cupboard in the rear lobby houses the boiler which was installed in 2022. There is a well equipped bathroom on the ground floor with two bedrooms on the first floor; the master having had an ensuite added recently by the present owners.

Outside, the cottage has a large level garden which is principally laid to lawn with an arbour to the rear providing a shady sitting area in the summer. A new patio has also been added to the front of the back garden and there is a further sitting area at the rear of the garden which in turn backs onto open farmland.

The public footpath, which is only a few metres away, provides access to the fields and woods which are ideal for rambling, dog walking etc and will take you via different routes to the village of Great Missenden with its attendant facilities and railway station.

Price... £450,000

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 office in Prestwood, proceed along the high street towards Great Missenden taking the turning on the right before the Cross Roads Garage into Nairdwood Lane. The property can be found a short distance along the lane on the left hand side after the turning for Green Lane.

ADDITIONAL INFORMATION

Council Tax Band D
EPC Band D

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

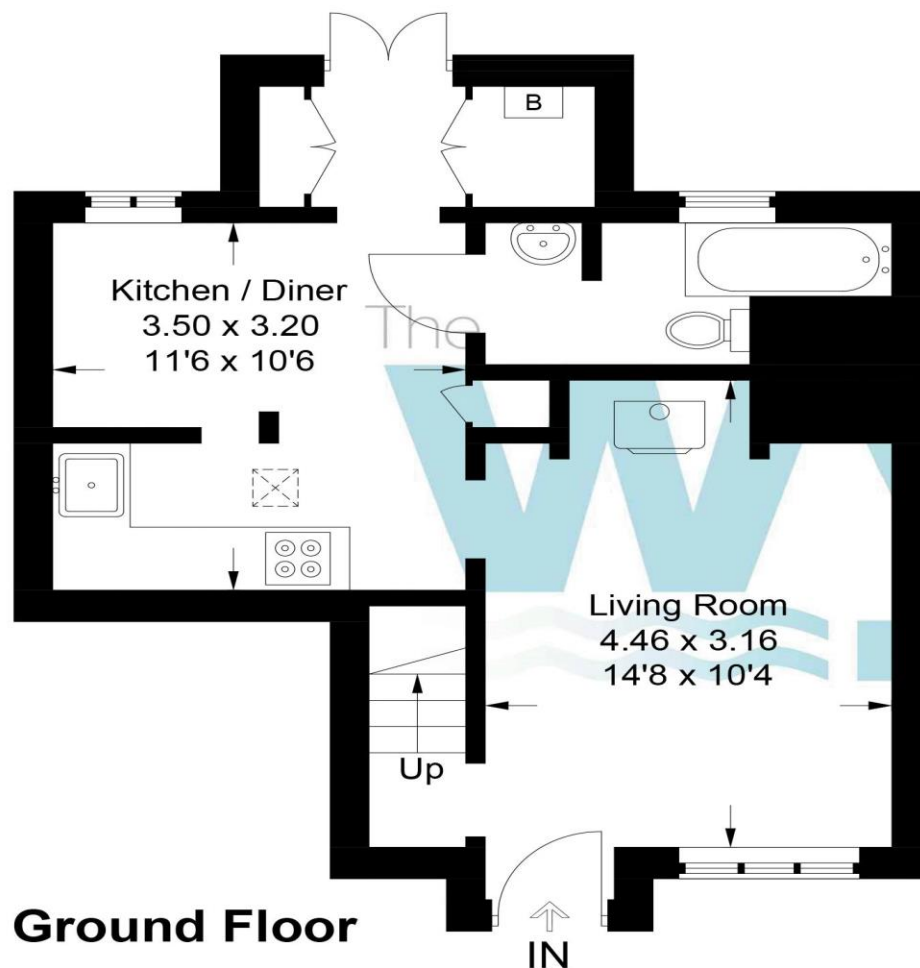
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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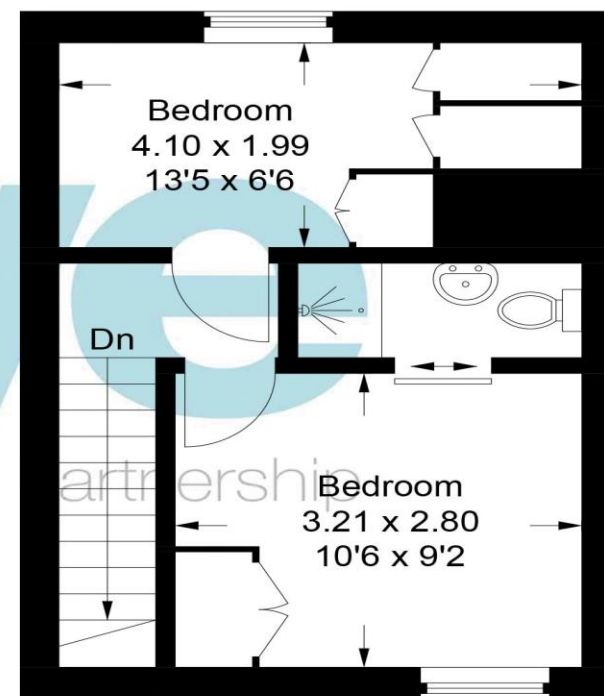


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Approximate Gross Internal Area
Ground Floor = 36.8 sq m / 396 sq ft
First Floor = 24.1 sq m / 259 sq ft
Total = 60.9 sq m / 615 sq ft



Ground Floor



First Floor

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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