



Wayside, 155 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ



*An immaculately presented four-bedroom, detached family home set well back from the road with a large, level garden and enjoying lovely views from the rear, first floor bedrooms. Possibility of No Onward Chain*

**Entrance hall | Sitting room | Garden room | Cloakroom | Refitted Kitchen | Utility room | Dining room | Four bedrooms | Two bathrooms ( one en-suite ) | Self contained annexe | Large driveway with parking for multiple cars | Level rear gardens |**

"Wayside" is presented in walk-in condition. Every room is beautifully presented and spotlessly clean. The vendors have gone to enormous trouble and expense to upgrade the house with triple-glazed windows, ensuring the house is warm in winter, cool in summer and deadens any potential noise ingress from outside.

The property is light, bright and airy throughout. The property is approached across a wide and deep, brick paver and gravel driveway with ample storage for timber for the log burner and wide, high gates giving side and rear access under a car port. On entering the house the hall and sitting room are both fitted with continuous, honey-coloured, oak strip flooring. Stairs from the hallway rise to the landing above and there is a coats' cupboard and immaculately refitted cloakroom.

The sitting room is double aspect with a feature fireplace containing a log burner and a set of bifold doors link the main house to the garden room beyond. Originally a sealed unit conservatory the garden room has a solid, tiled and insulated roof with Velux windows on the south elevation. The nearby kitchen has been refitted with a stylish range of cream gloss units with Silestone worktops and includes quality appliances such as a six burner, gas range cooker and matching cream-wrapped American-style fridge freezer. A door from the kitchen leads to an inner lobby with doors to the formal dining room and utility room, which houses the gas boiler and consumer unit, has ample space for a washing machine, drier and extra fridge plus extra, matching floor and wall units. A second door leads into the formal dining room.

Upstairs, there is loft access and an airing cupboard on the landing. A short passageway leads to the double aspect, master bedroom with dressing area and refitted, ensuite shower room. There are three further bedrooms and a family bathroom which is fitted with a suite comprising square ended shower bath with Aqualisa shower over, back to the wall W.C. and vanity unit. All rear aspect bedrooms have lovely views across the paddocks to the ancient woodland beyond.

Outside, the level, rear gardens are approximately 140 feet long and laid mainly to lawn bordered by mature hedging. There are two sheds: one a compact garden shed and the other a substantial 18' x 8' shed with power. The brick-built garage was converted some years' ago into a separate, two-storey, detached annex comprising of kitchen/sitting room, downstairs bathroom and upstairs bedroom. Although originally conceived as an independent living space it would be ideal as a gym, separate office or consulting space.

**Price... £985,000 Freehold**





## LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. 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 out of the village. Follow the road for approximately one mile. Slow down when you see the Holy Trinity church on your right and prepare to turn left into the driveway just beyond indicated by a Wye Country for sale board.

## Additional Information

Council Tax Band G  
EPC Rating C

## 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

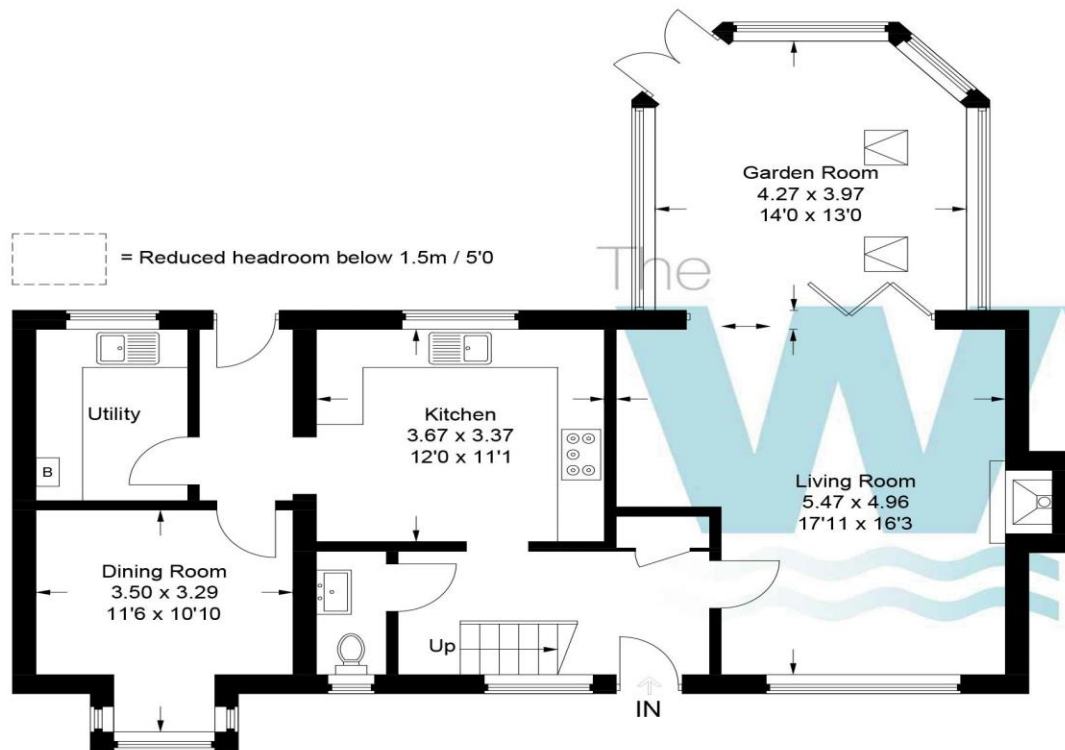
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# Wayside, 155 Wycombe Road

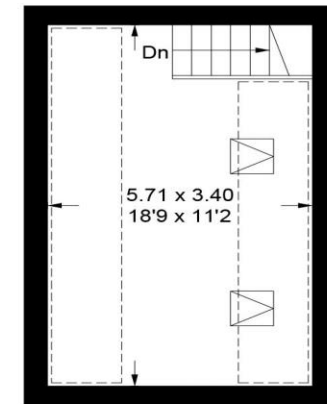
Approximate Gross Internal Area  
 Ground Floor = 87.2 sq m / 939 sq ft  
 First Floor = 67.8 sq m / 730 sq ft  
 Annexe = 46.9 sq m / 505 sq ft  
 Total = 201.9 sq m / 2174 sq ft



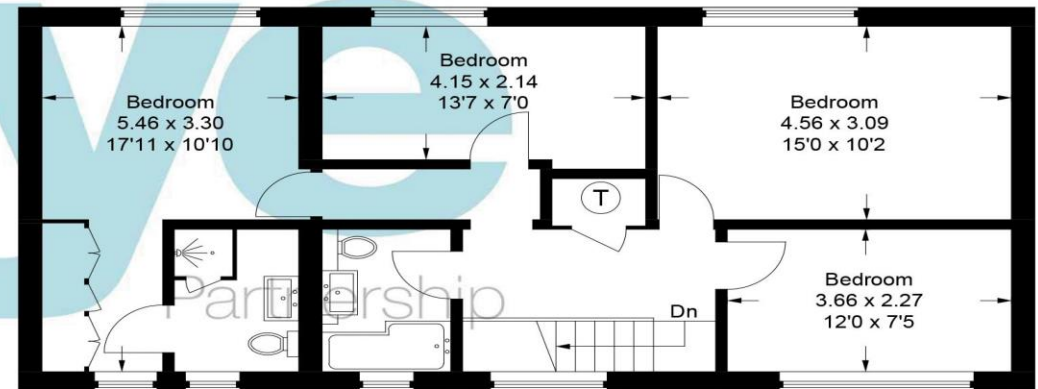
**Ground Floor**



**Annexe - Ground Floor**



**Annexe - First 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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The **wye** Partnership