



The Paddock , Moat Lane, Prestwood, Buckinghamshire, HP16 9DF

A beautifully presented and extended three-bedroom chalet style house located on one of the most prestigious roads in the village. The property sits centrally on a good plot with a separate detached garage, store and car port.

Entrance hall | Bedroom 3/family room | Shower room | Kitchen | Living/dining room | Large main bedroom with ensuite and dressing room | Double bedroom | Family bathroom | Office | Garage

This lovely house sits centrally on a long plot with the house perpendicular to the road.

The front door is at the side and leads into the hallway. To the right is the ground floor bedroom/family room which overlooks the back garden beyond which is the ground floor shower room/cloakroom.

The double aspect kitchen is on the left and divides into cooking and utility areas. The cooking area has been refitted with a range of cream satin units with white quartz worksurface, butler sink, integrated dishwasher, integrated microwave and six burner, combi Britannia range cooker. The end of the kitchen is a utility area which is fitted with large, floor to ceiling, navy units containing the plumbing for a washing machine, the boiler and general storage. A door leads out onto the front garden.

The property has been extended double storey with the living/dining room taking in the whole of the extended area. There is a feature, brick inglenook fireplace with log burner which divides the room into three zones. The dining table is currently next to the bifold doors leading to the front garden, the seating area is around the fireplace and the opposite end is set up as an informal study area.

Upstairs, there are two double bedrooms and a comprehensively fitted office and family bathroom. The main bedroom sits above the living room below and is also divided into three areas. The bedroom overlooks the front garden with French doors and a Juliet balcony. A Velux skylight provides additional light and ventilation. The ensuite shower room is in the centre of the room and the opposite end is the dressing area, fitted with a range of pale grey wardrobes and a dressing table.

Outside, a driveway at the end of the front garden leads to a garage with storage shed behind and a car port in front of which is parking for several vehicles. A gate leads into the garden which is bisected with a path leading to the back door. The patio is outside the bifold doors with the path continuing round the side to the front door and then to the back garden. Pedestrian access to the house is via a gate in the hedge and short path to the front door. The back garden is level and laid mainly to lawn with a shed and a greenhouse and bounded mainly by mature hedging.

Price... £895,000 *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 follow Chequers Lane to the T-junction and turn left. Pass the infant school and a short distance further on your left (before the bend) you will find the driveway indicated by a For Sale board

ADDITIONAL INFORMATION

Council tax band F
EPC rating C

SCHOOL CATCHMENTS 2025/6

Primary- Prestwood village schools.

Girls' Grammar - Aylesbury High School, Dr Challenors High school

Boys' Grammar- Aylesbury Grammar School, Dr Challenors Grammar school, Royal Grammar School. Mixed Grammar School: Sir Henry Floyd, Chesham Grammar School

Upper/Mixed ability- The Misbourne School

We recommend checking availability at specific schools.

MORTGAGE

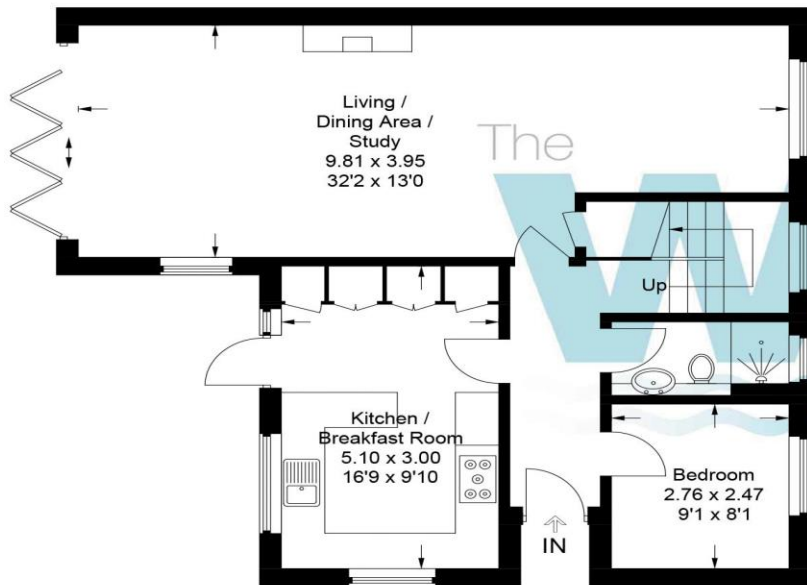
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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.

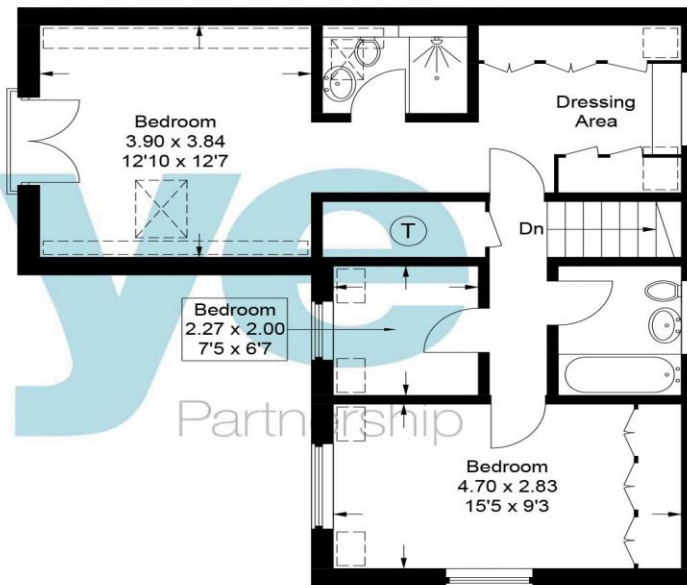


The Paddock, Moat Lane

Approximate Gross Internal Area
 Ground Floor = 74.9 sq m / 806 sq ft
 First Floor = 60.6 sq m / 652 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 153.6 sq m / 1,653 sq ft

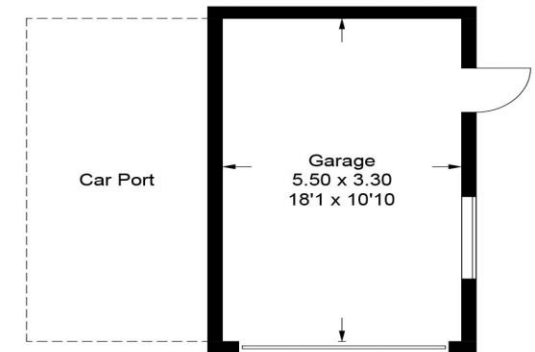


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

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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