



Tauwind, Clarendon Road, Prestwood, Buckinghamshire, HP16 0PL



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*A neat and tidy, three bedroom, detached house in the heart of the village convenient for all the local amenities and village school. There is scope for extension at the rear and into the roof (STPP).*

Entrance hall | Utility room | Refitted kitchen | Cloakroom | Living room | Three double bedrooms | Refitted bathroom | Gardens front and rear plus driveway parking

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Clarendon Road is very conveniently positioned a short, level walk from the local shops and mini supermarket but off the busy High Street. The property is set well back from the road and has ample driveway parking, it is set in a row of a few, similar, detached houses.

The front door opens into a well-proportioned entrance hall with open coats' cupboard and doors leading to the various rooms and stairs to the first floor.

The kitchen is on the left and is front aspect. It has been refitted with a range of cream, gloss units with space (and plumbing) for a slot-in gas cooker, dishwasher and tall fridge/freezer. There is a large, larder cupboard with excellent storage and space for an under-counter freezer and also a door to the understairs cupboard containing a new boiler.

The utility room and cloakroom are opposite the kitchen. The utility has a window to the front and door to the side passage plus units, sink and space for a washing machine. The adjacent cloakroom has W.C and vanity unit (there is also concealed plumbing for a shower if needed).

The living room runs across the back of the house with a bay window with French doors to the garden. There is ample space for lounge furniture and a dining table.

Upstairs, there are three, double bedrooms and a family bathroom. Two bedrooms are rear aspect; the main bedroom has built in wardrobes. The front bedroom has a built-in cupboard. The family bathroom has been refitted with a white suite comprising of W.C., basin and P-Shaped bath with new Aqualisa shower and glass shower screen.

Outside, the back garden is level and laid mainly to lawn, with seating areas, and mixed beds stocked with mature shrubs and trees. There is side access to the front one side but the other is blocked by the larder and used as a bin store/utility area.

**Price... £675,000** *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, 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 turn right into Honor End Lane and take the first turning on the left into Clarendon Road. Tauwind can be found a short distance down on the left indicated by a For Sale board

### ADDITIONAL INFORMATION

Council tax band F

EPC rating D

### SCHOOL CATCHMENTS 2025/6

Primary: Prestwood Village Schools

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

Girls' Grammar: Dr. Challoners High School, Aylesbury High School.

Mixed Grammar: Chesham Grammar School, Sir Henry Floyd Grammar School.

(We suggest you check the availability of 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.*

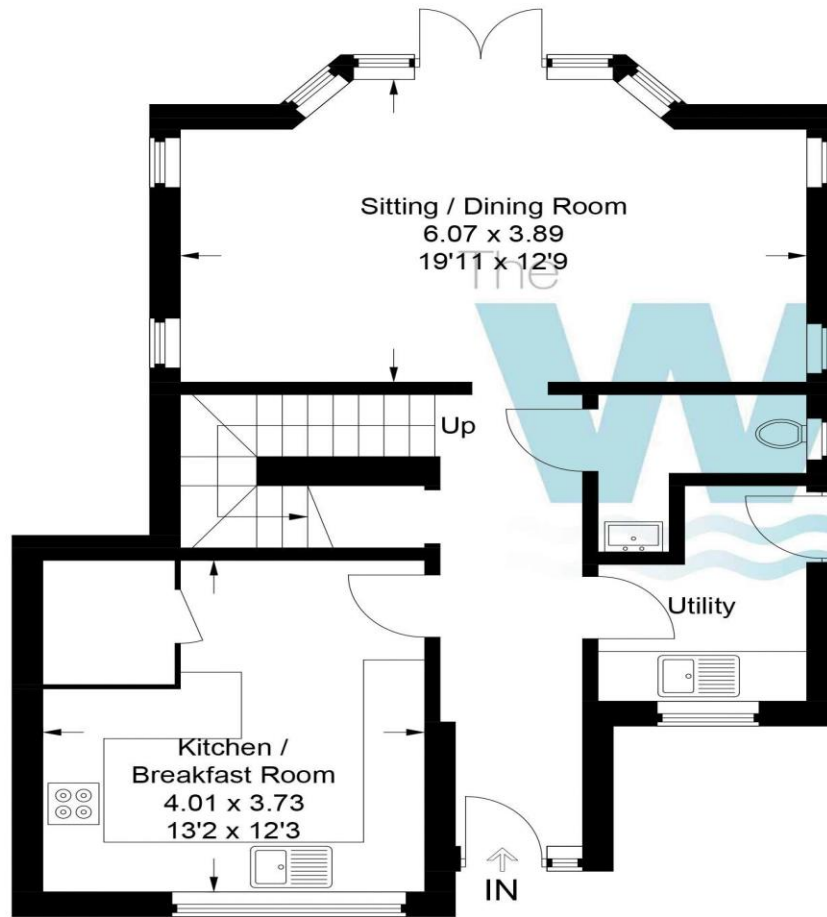
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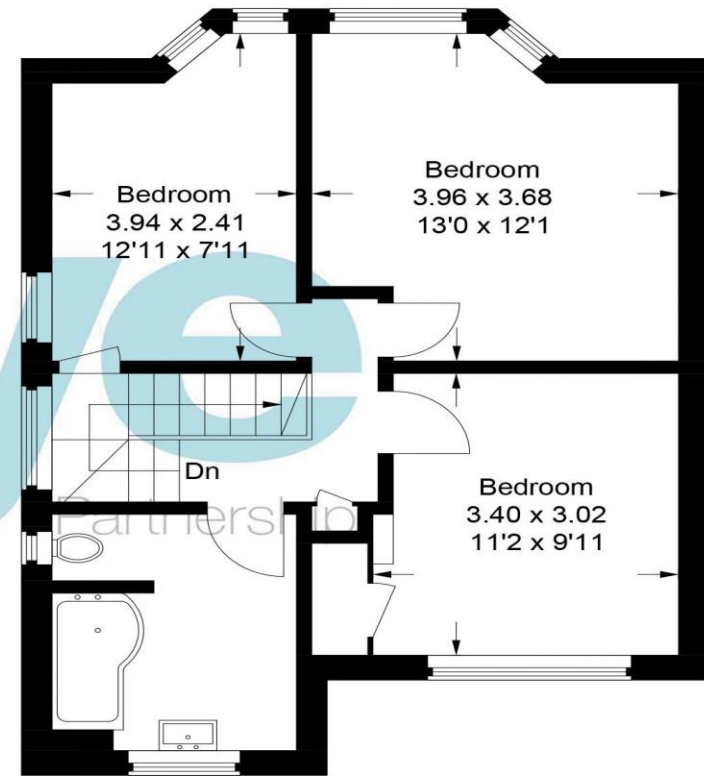


# Tauwind

Approximate Gross Internal Area  
Ground Floor = 58.4 sq m / 629 sq ft  
First Floor = 47.1 sq m / 507 sq ft  
Total = 105.5 sq m / 1,136 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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The **wye** Partnership