



15 Tetherdown, Prestwood, Buckinghamshire, HP16 0RY



*An immaculately presented, and extended, three bedroom, detached house in a quiet, tucked-away location in the heart of Prestwood village. The house has garden to three sides and overlooks a central, verdant walkway.*

Entrance hall | Study | Dining room | Cloakroom | Sitting room | Kitchen | Three double bedrooms | Family bathroom | Garage | Driveway parking

Properties on Tetherdown front onto a central, grassy walkway with vehicular access at the back. The front door opens into the hallway with the study on the right and the dining room on the left. This forward portion of the house is an extension. Both the study and the dining room overlook the front garden and the walkway beyond. The dining room has a pair of glazed doors that open into the sitting room.

The cloakroom is adjacent to the study and has been refitted with a white W.C. and basin and has space for coats' and shoe storage. Beyond the cloakroom are the stairs and the understairs cupboard opposite which is a glazed door to the light, bright sitting room.

The well-proportioned sitting room has French doors leading to the back garden and can be opened up to the dining room at the opposite end.

The kitchen has been refitted with a comprehensive range of bi-coloured wall and floor units with quartz worksurface and trendy, tiled splash backs. There is space for a slot in cooker and washing machine plus an integrated dishwasher and fridge. A back door leads out to the garden.

Upstairs, the landing gives access to three double bedrooms, all with built in wardrobes and the family bathroom. The main bedroom and third bedroom overlook the back garden with the second bedroom and bathroom being front aspect.

The bathroom has been refitted with a white suite comprising of W.C., basin and bath with thermostatically controlled shower and glass screen. Natural light comes through a matching pair of frosted windows.

Outside, the pretty front garden is bounded by mature hedges and bisected by a path to the front door. The house is on a corner plot and has additional space to the side of the property both behind and to the side of the garage.

At the rear there is parking on the brick paver drive in front of the garage and a gate to the garden and back door. The vendors are keen gardeners and the front and back gardens are pretty and stocked with mature plants, shrubs and trees but are mainly laid to lawn. The back garden is private and enclosed by a combination of close board fencing and part-brick wall. part timber fence adjacent to the driveway. On the far side there is access to a useful garden shed.

**Price... £625,000** *Freehold*





## LOCATION

Prestwood village centre has an excellent range of day-to-day facilities available including a variety of local shops, ie a butcher, hairdressers, newsagent/ Post Office, a chemist, florist and two small 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 towards Great Kingshill. Follow the road to the Wren Davis Dairy (on your right) and take the next turning left into Lodge Lane. The slip road leading to the property is immediately on your left with the house being the last property on the right before the end.

## ADDITIONAL INFORMATION

EPC rating C

Council tax band E

## SCHOOL CATCHMENTS

Primary : The Prestwood Infant & Junior Schools

Upper school: 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 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.*





## 15 Tetherdown

Approximate Gross Internal Area  
 Ground Floor = 62.7 sq m / 675 sq ft  
 First Floor = 43.9 sq m / 472 sq ft  
 Garage Area = 14.3 sq m / 154 sq ft  
 Total = 120.9 sq m / 1301 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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