

30 Sixty Acres Road, Prestwood, Great Missenden, Buckinghamshire, HP16 0PE



*An attractive, large detached period cottage in the heart of Prestwood. Boasting four reception rooms, four bedrooms and a wealth of period features. Skillfully extended to provide spacious and versatile accommodation including a kitchen/diner with vaulted ceiling, all set with in breathtaking wrap around gardens*

**| Driveway Parking | Double Garage | Storm Porch | Entrance Hall | Dining Room | Living Room | Kitchen/Diner | Family Room | Inner Rear Hallway | Cloakroom | Four Bedrooms | En-Suite | Family Bathroom | Wrap Around Gardens |**

Primrose Cottage is a perfect example of Edwardian splendor, set back from the road and ideally located on a quiet residential setting in the heart of Prestwood village. The property is simply stunning with it's double, bay fronted facade, picket fence storm porch and breathtaking, mature wrap around gardens. The property boasts four reception rooms including a kitchen/diner with partially vaulted ceiling and four bedrooms with en-suite to the principle bedroom and family bathroom.

The cottage enjoys a wealth of character features including stripped pine flooring, fireplaces, replica double glazed sash windows and period wooden doors. This spacious house maintains it's Edwardian charm, yet offers modern living with it's stunning kitchen and bathrooms. When extended, thought has been given to flood the house with natural light.

The property is accessed via the gravel driveway or path to the front door, framed by a storm porch with wooden surround and picket fencing. To the left of the entrance hall is the family room/office with pine flooring, stunning bay sash window, built in cupboard and bookcase. To the right is a further reception room, currently utilised as a dining room, also benefitting from a front aspect, bay window, built in storage and book shelves. A feature open fireplace with tiled hearth and wooden surround provides a focal point.

At the rear of the house is a generous, triple aspect living room with gas effect log burner and double patio doors to the rear garden. Adjacent to the living room is the kitchen/diner which truly represents the heart of the home, with initial space for a large dining table leading to a modern, well equipped kitchen overlooking the garden. There is a range of kitchen units with quartz worktops, inset NEFF hob, integrated dishwasher and NEFF double ovens, all set under a wonderful vaulted ceiling with large velux window. An inner hallway leads to the cloakroom, garage and rear door to the garden.

Upstairs are four bedrooms with the principal bedroom enjoying a rear aspect over the stunning gardens, built in fitted wardrobes and a four piece en-suite bathroom with bath and shower. Bedroom two is a large double overlooking the front gardens with feature period fireplace and built in wardrobes. Bedroom three enjoys a double aspect with both a front and rear view, period fireplace and built in wardrobe. Finally, bedroom four with a side aspect is a good size single bedroom with built in storage and book shelving above.

A wonderful feature of Primrose Cottage are the breathtaking wrap around gardens. Accessed via the back door is an initial patio with a stunning wisteria clad pergola, providing a tranquil entertaining space. A further corner patio seating area provides space to enjoy the late evening sunshine. The garden then flows from the rear of the house, to the side and into the large front gardens. Areas of lawn are enclosed by beautiful mature planting including a rare, Honey Locust Sunburst Tree. The gardens are quintessentially English and to the front, laurel bushes provide a high degree of privacy and screening. A gravel driveway providing parking for two cars leads to the double garage with electric up and over door.

**Price... £895,000 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 follow the Wycombe Road towards Great Kingshill. Take the third turning on the left into Sixty Acres Road and the house can be found towards the end on the right hand side.

## ADDITIONAL INFORMATION

Council Tax Band G  
EPC EER Rating D

## SCHOOL CATCHMENT 2025/6

Primary School: Prestwood village schools  
Infant and Junior Upper School/ Mixed ability: The Misbourne School. Boys' Grammar: Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar: Dr Challoner's High and Aylesbury High 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.*

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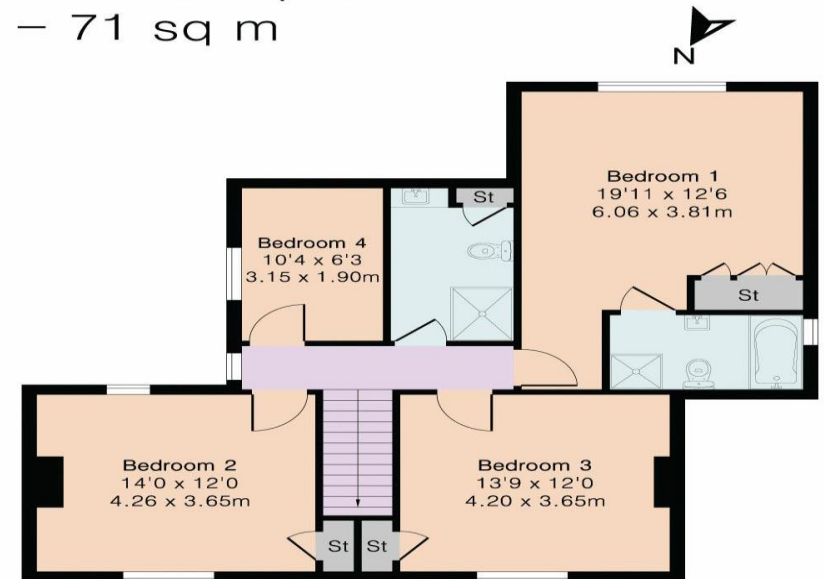
## Approximate Gross Internal Area 1982 sq ft - 184 sq m

Ground Floor Area 1221 sq ft – 113 sq m

First Floor Area 761 sq ft – 71 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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The **wye** Partnership