

3 Clarks Cottages, Kiln Road, Prestwood, Buckinghamshire, HP16 9DG

A charming, grape vine-clad, character, four bedroom cottage in the heart of the village. The property has a living room with log burner and a generous eat-in kitchen opening out onto a terrace and from there to south facing gardens.

Sitting room | Kitchen-dining room | Double bedroom | Two further single bedrooms
| Loft room | Family bathroom | Back garden | Off-street parking to front |

Kiln Road is on the most popular side of the village and is very convenient for the local schools, shops and leisure activities. The property is one in a row of six that were all extended and renovated, initially in the 1980s, and subsequently by new owners since then.

The front door opens directly into the living room which has a log burner in an attractive fireplace. A door from the living room leads to the extended kitchen-dining room. The dining area is in the centre of the house with stairs to the first floor and the kitchen is at the far end with French doors to the garden. The kitchen is fitted with a range of beech, Shaker-style, kitchen units with a built-in fan oven and gas hob and dishwasher plus space and plumbing for a washing machine, tumble drier and tall fridge-freezer.

The staircase leads up to the first floor with the principle bedroom on the right overlooking the front and bedrooms 3 and 4 having views across the garden to the rear. It would be possible to knock through to form one larger bedroom should that be required. The family bathroom is fitted with a white suite, with natural light being provided by means of a sun tube.

A further staircase leads up to the attic bedroom which is an L-shape. Currently the double bed is located at the end of the pitched roof (some restricted head height) leaving the other end available as a study/playroom with eaves storage. Natural light comes through Velux windows.

Outside, the level, south-facing, back garden is very pretty and divided into zones. There is a covered patio adjacent to the house followed by mature flower and shrub beds. The garden is private with access from both sides across neighbouring gardens. Brick pavers at the front provide parking for one vehicle.

Price... £575,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and 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 end and turn left. Follow the road past the school and round the bend where the house can be found a short distance along on the left, just beyond Potters Close

ADDITIONAL INFORMATION

Council tax band D
EPC rating C

SCHOOL CATCHMENTS 2025/6

Primary- Prestwood village schools
Boys' Grammar- 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
Upper/All Ability- the Misbourne School.
(we recommend you check availability at specific schools)

MORTGAGE

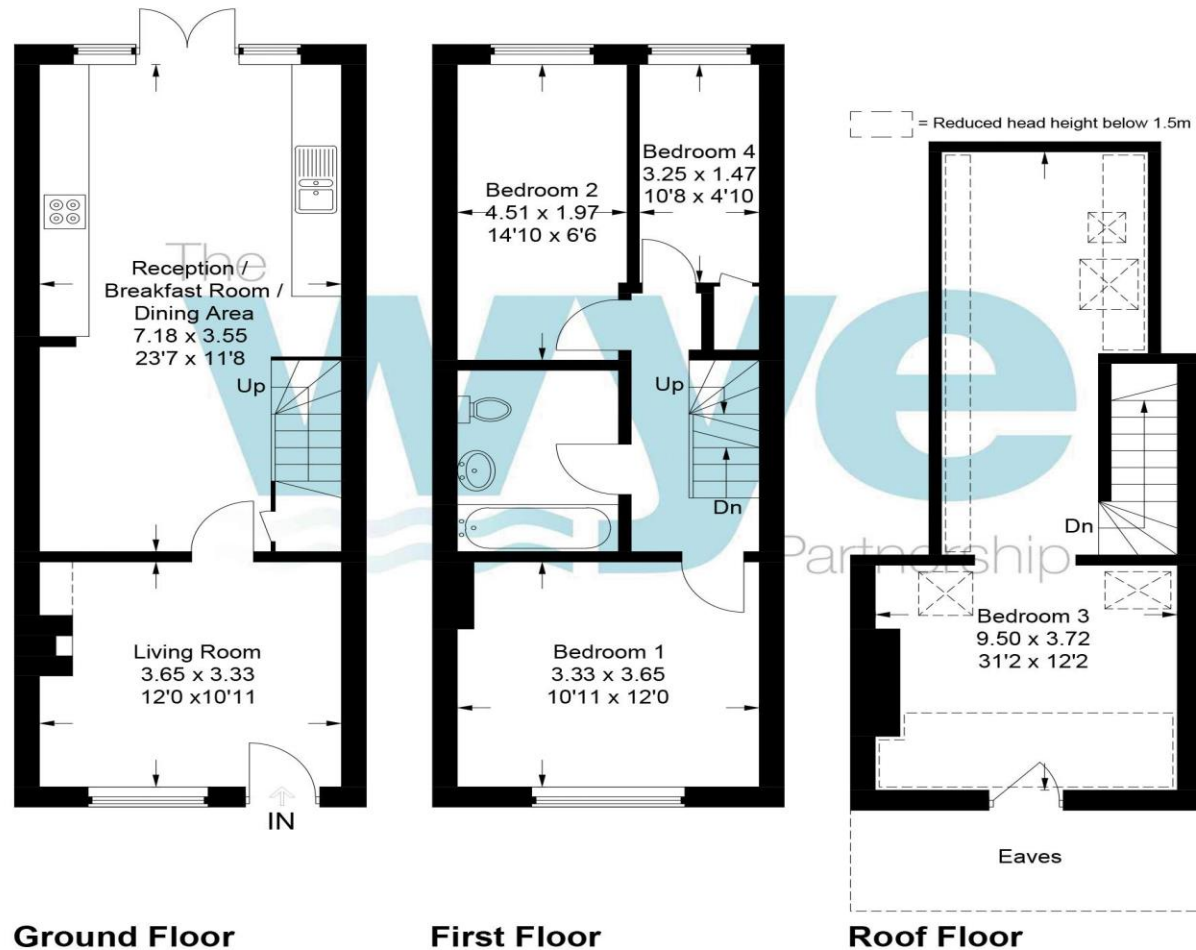
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



3 Clarks Cottages, Kiln Road

Approximate Gross Internal Area
 Ground Floor = 39.6 sq m / 426 sq ft
 First Floor = 39.2 sq m / 423 sq ft
 Roof Floor = 28.8 sq m / 310 sq ft
 Total = 107.6 sq m / 1,159 sq ft



Ground Floor

First Floor

Roof 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.

© CJ Property Marketing Ltd