



19 Stocklands Way, Great Missenden, Buckinghamshire, HP16 0SJ

A much loved and well presented four bedroom detached family home, located in a quite cul-de-sac on the popular Lodge Lane development. The property boasts four good size bedrooms, living room and separate dining room with a private, enclosed south west facing garden

Driveway | Garage | Covered Porch | Entrance Hall | Cloakroom | Living Room | Kitchen | Dining Room | Four Bedrooms | Family Bathroom |

A well proportioned, four bedroom detached family home, located in the popular village of Prestwood, in a quiet cul-de-sac. Well maintained by the current owners the house benefits from a great deal of natural light and flows really well, perfect for family living.

Accessed via a welcoming entrance hall, there is an initial handy cloakroom and access to the main reception rooms. The living room is a great space and benefits from a double aspect to the front of the house overlooking the pretty front garden. A separate dining room overlooks the rear garden with sliding doors to a large patio area. A well appointed kitchen also over looks the garden with side access. The kitchen comprises of a range of floor and wall mounted units, space for the usual kitchen appliances, inset sink and drainer and 'chopping block' counter work tops. There is a small breakfast bar area.

Upstairs, the four bedrooms and bathroom lead off from a generous and light filled landing. Bedroom one has a front aspect and benefits from fitted wardrobes and overbed storage. A further double bedroom is also situated to the front with a side aspect. Bedroom three, also a double and bedroom four both overlook the wonderful rear gardens. The family bathroom comprises of a white, three piece suite including bath with 'Mira' shower over.

To the front of the house, adding to the curb appeal, is a pretty garden laid mainly to lawn with mature planting. The rear garden is a real gem, south west facing, the sun can be enjoyed all day long. An initial large, flag stone patio area provides a perfect area for entertaining and family barbeques. The rest of the garden is laid mainly to lawn with mature hedging, trees and closed board fencing all providing a high degree of privacy.

Price... £665,000

Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities, 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 the High Street towards Great Missenden. After about half a mile turn right at the crossroads into Nairdwood Lane and take the third turning on the right into Lodge Lane. Stocklands Way is the first turning on the right and the house will be found a short distance along on the left after Tulklers Close.

ADDITIONAL INFORMATION

Council Tax Band F
EPC EER Rating C

SCHOOL CATCHMENT 2025/6

Prestwood Infant & Junior Schools 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

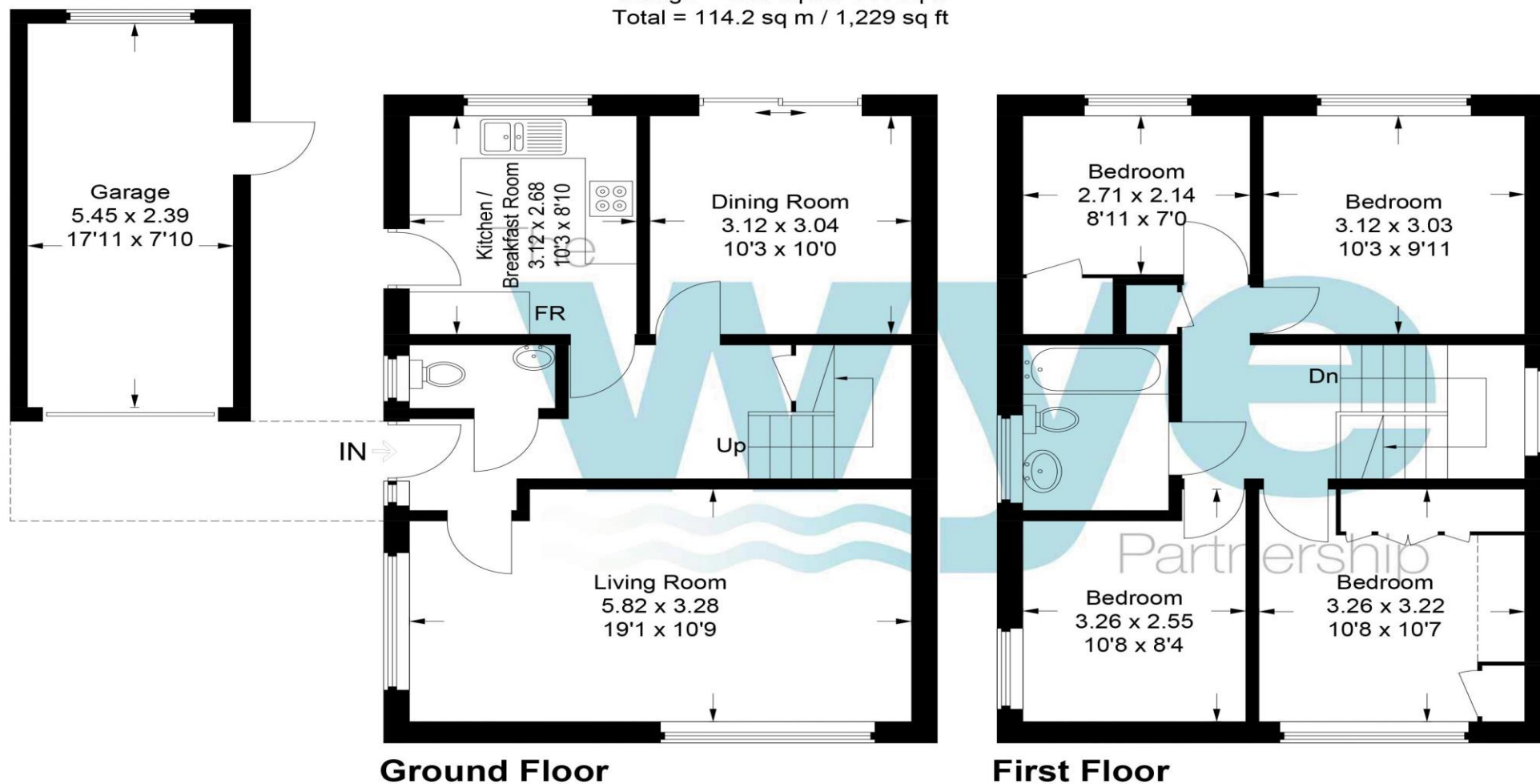
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



19 Stocklands Way

Approximate Gross Internal Area
Ground Floor = 50.8 sq m / 547 sq ft
First Floor = 50.3 sq m / 541 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 114.2 sq m / 1,229 sq ft



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