



Hotley Bottom Lane  
Prestwood | Buckinghamshire

£895,000  
Freehold



# Widmere Cottage

## Prestwood | Buckinghamshire

Having been in the same family for many years we offer this truly beautiful, detached, brick and flint Chiltern house. The property conjures up a “story book” feeling “that time forgot” and is a rare opportunity for a buyer wanting probably one of the last original brick and flint houses in the area. The garden is mature, is planted beautifully and runs onto a Chiltern Pond behind. Viewing is highly recommended.

- A detached brick and flint Chiltern house
- 3/4 bedrooms
- Two bathrooms
- Gas fired central heating
- Room to extend subject to the necessary planning permission
- Beautiful gardens running onto a Chiltern pond
- Garage and own driveway
- Many original character features
- Sole agent



### Ground floor

**Entrance Hall** – Original floorboards, stairs rising to the first floor.

**Sitting room** – Dual aspect, fitted with the original sash windows, large open fireplace with living flame cast iron stove set on a Quarry tile hearth with a mantelpiece surround, original display and storage cupboards, built-in bookshelf, original floorboards, steps moving down to the Garden room.

**Garden room** – Original floorboards, radiator with cover, double glazed double doors to the rear garden, three sets of built-in bookshelves, exposed timber beams.

**Kitchen** – Fitted with a range of base units and wall cabinets, worktop with inset twin stainless steel sink unit with single drainer and mixer tap, wall mounted Gas

central heating boiler, plumbing for dishwasher, space for fridge, space for electric cooker, Quarry tiled floor.

**Utility room** – Range of storage cupboards, plumbing for washing machine, Quarry tiled floor, multiplane glazed door to the rear.

**Front reception/dining room** – Lined with book shelves, large Inglenook fireplace with open fire and Copper hood, Quarry tiled hearth, large mantelpiece surround, original floorboards, electric storage heater, exposed timber beams, under stairs storage cupboard.

**Glass conservatory passageway** – Multiplane door to the front garden, multiplane door to the rear garden, tiled floor.

**Downstairs cloakroom WC** – Matching suite comprising low flush WC, wash hand basin, shower cubicle.

**Bedroom four/Study** – Vinyl floor, radiator, built-in book shelving, access to loft area, door to front garden.

**Woodshed** – Light, door to the front of the property.

### First floor

**Landing** – Original floorboard, access to loft.

**Bedroom one** – Original floorboards, storage cupboards, radiator, fireplace with mantelpiece surround, Quarry tiled hearth.



**Bedroom two** – Original floorboards, radiator.

**Bedroom three** – Original floorboards, wardrobe cupboard, landing area with, linen cupboard housing a lagged copper cylinder hot water tank.

**Bathroom** – Matching suite comprising panelled bath, pedestal wash hand basin, low flush WC, original floorboards, radiator, wall light, Dimplex electric wall heater.

### Outside

**Rear** – a beautiful mature landscaped garden with well stocked flower and shrub borders, sun terrace with trellising, pedestrian access to the edge of the pond, side pedestrian access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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