



**PORTFOLIO**  
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Barley View, Prestwood, Great Missenden HP16 9BW

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*Barley View is a superb brick and flint semi-detached home situated within the heart of the highly sought after Chiltern Hills.*



## Entrance Hall

Entering the property, you will find a small porch area, perfect storage for those coats and shoes. Further in, there is oak flooring, underfloor heating throughout the ground floor, cloakroom with a W/C, Window to the front aspect, wash hand basin and tiled flooring. You will then find a door to the lounge and an archway to the kitchen.

## Kitchen

The uniquely designed kitchen is manufactured to the highest standard.. The kitchen is equipped with a good range of base and wall cabinets. There is a good range of appliances including a gas hob, high level double oven and space for a dishwasher.

## Lounge

The spacious lounge opens to the dining room at the rear. There is also oak flooring, stairs to the first floor, window to the side aspect and a door to the utility room.

## Dining Room

The light and airy dining room has French Style patio doors leading out to the sun terrace, oak flooring and a Velux window providing an abundance of natural light.



## Utility Room

This good sized utility room has a nice range of both floor and high level wall units, window to the rear aspect, space for appliances, a sink and drainer, and a door leading out to the rear.

## First Floor

Rising from the ground floor the landing has door both to the bedrooms, bathroom and airing cupboard.

## Bedroom One

The main double bedroom has carpeted flooring, window to the rear aspect over looking the garden, built in mirrored wardrobes, radiator and access to the en-suite.

## En-suite

The en-suite has a window to the rear aspect, a fully tiled shower cubicle with an Aqualisa rain shower head, low level W/C, wash hand basin and a radiator.

## Bedroom Two

The second double bedroom has a window to the front aspect, carpeted flooring and a radiator.

## Family Bathroom

The main bathroom has a built in vanity unit with a wash hand basin and low level W/C, bath with chrome mixer tap and shower above, tiled walls, heated towel rail and a window to the front aspect.

## Externally

To the front of the property is a paved driveway with parking for two/three cars, Electric car charge point and gated access to the rear. To the rear is a south facing landscaped garden with a sun terrace which provides a perfect seating area for AL-fresco dining. There is also a summer house with light and power and leading you further down the garden you will find a lawn with a pathway, leading to a second patio, flower borders containing shrubs, bushes and perennial flowers.

## Location

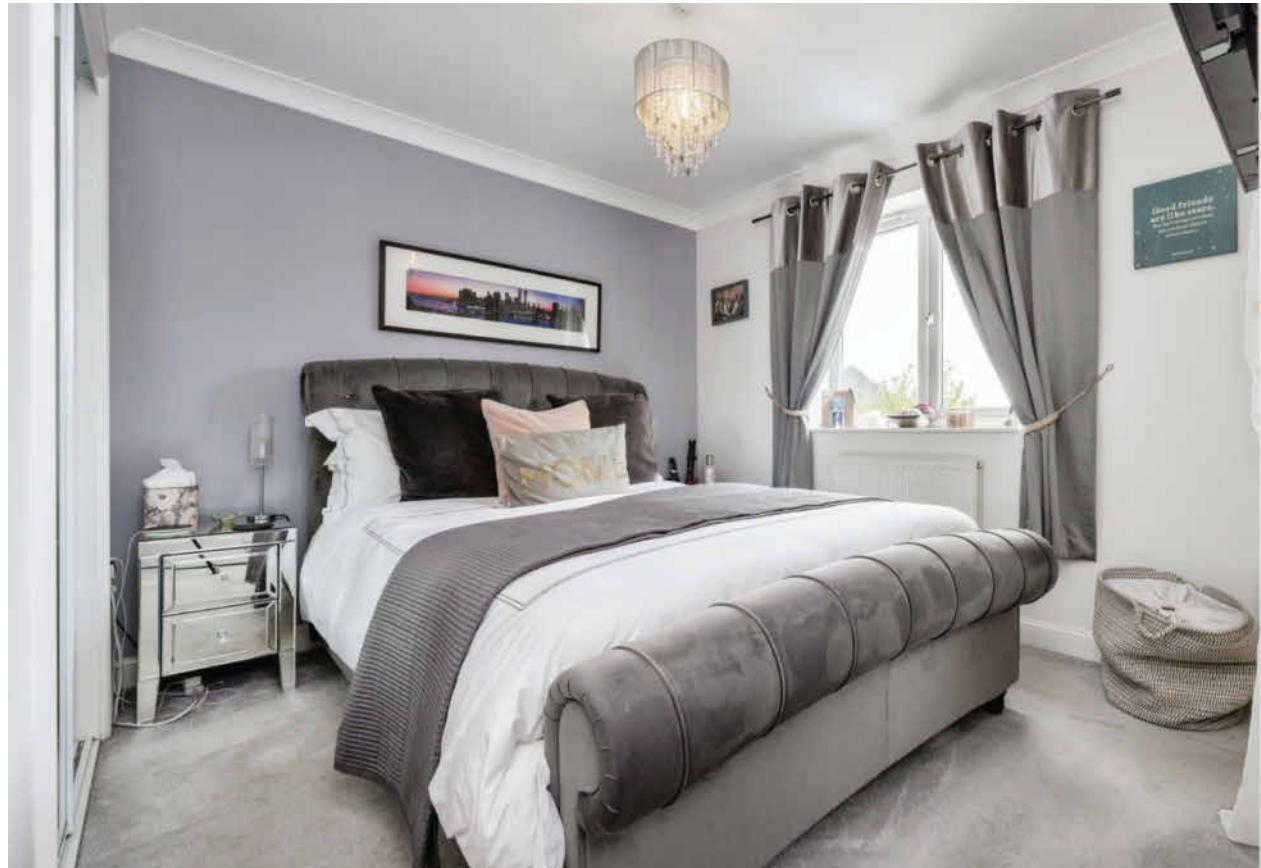
Prestwood village center has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For 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.

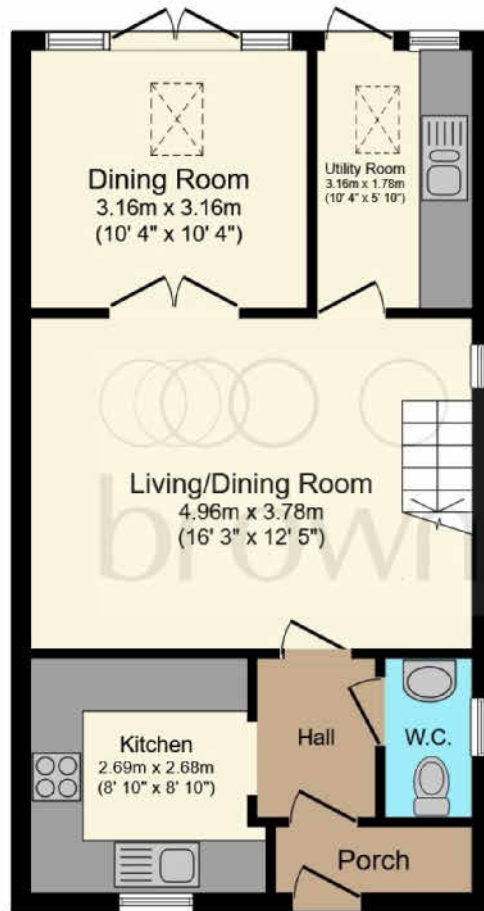




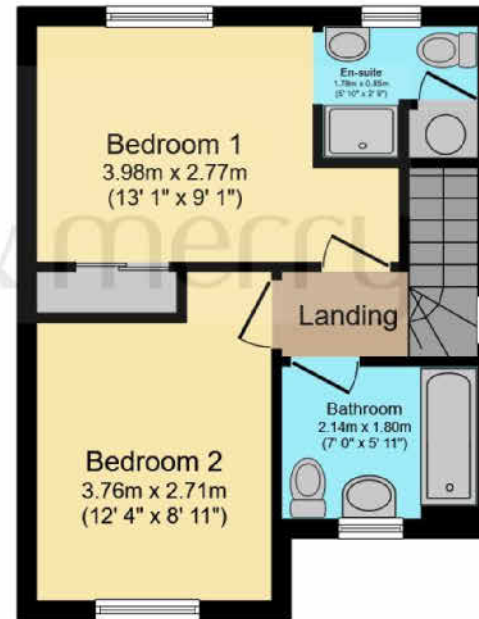
### Education

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)





**Ground Floor**



**First Floor**

Total floor area 79.3 m<sup>2</sup> (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# welcome to

## Barley View, Prestwood, Great Missenden HP16 9BW

This superb modern brick and flint cottage style home is perfectly located in this quiet cul-de-sac between the villages of Prestwood and Great Missenden. This beautiful home offers spacious accommodation throughout and is not to be missed.

Price

# £525,000

- Two Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Driveway Parking

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

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