



8 Barley View, Prestwood
£650,000

8 Barley View

Prestwood, Great Missenden

- Modern, detached brick and flint three bedroom home
- Driveway parking with integral garage with electric up and over door
- Wonderful cul-de-sac location bordering open farmland
- Three good bedrooms, en-suite to principle and family bathroom
- Lovely private rear garden with views over farmland
- Offer to the market with no onward chain

Prestwood village centre 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. ***** SCHOOL CATCHMENT: Primary- the Prestwood Schools. Upper School - The Misbourne School Boys' Grammar- The Royal Grammar School. Dr Challoners Grammar School, Aylesbury Grammar School Girls' Grammar- Dr Challoners High School, Aylesbury High School Mixed Grammar - Chesham High School, Sir Henry Floyd Grammar. (We recommend checking individual schools for admission criteria)

Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: C



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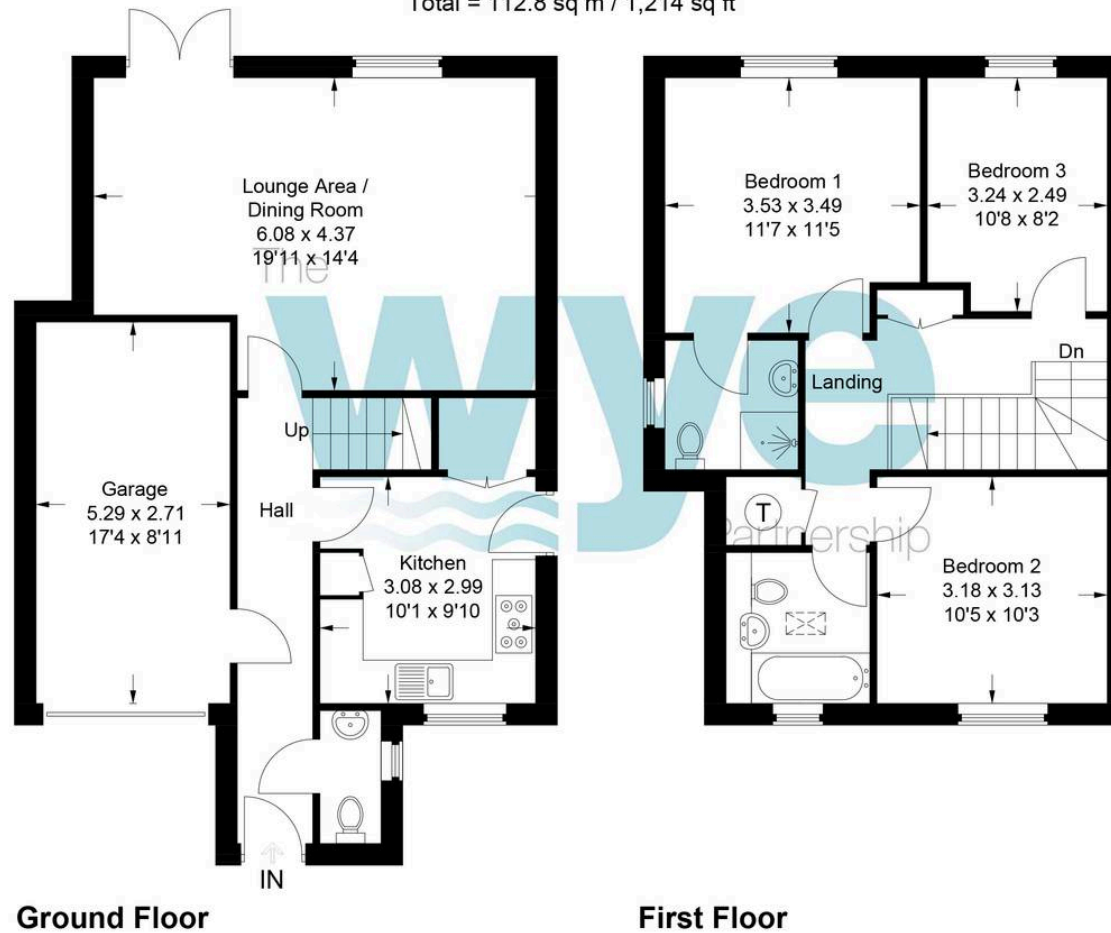
Modern detached brick and flint 3-bed home in quiet cul-de-sac with farmland views, spacious living, en-suite, garage, driveway, garden, no chain. Move-in ready in a desirable village location.

This modern detached three bedroom home, constructed in a classic blend of brick and flint, stands proudly in a quiet cul-de-sac bordering open farmland, offering a rare sense of tranquility and privacy. The property opens to a welcoming hallway leading into a spacious living area, finished with high-quality oak-effect flooring and neutral décor that enhances the natural light throughout. The kitchen is well equipped with a range of floor and wall mounted units and integrated appliances. There is under floor heating to the ground floor. Upstairs, three generously sized bedrooms include a principal suite with its own contemporary en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The integral garage is accessible from the main hall, providing secure storage and practical convenience, while the private driveway offers additional parking. Throughout, double glazing and gas central heating ensure comfort in every season. The rear garden, laid mainly to lawn borders open farmland with wonderful views. With no onward chain, this property presents an exceptional opportunity for those seeking a move-in ready home in a desirable village setting with easy access to countryside walks and local amenities.



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Approximate Gross Internal Area
Ground Floor = 62.1 sq m / 668 sq ft
(Including Garage)
First Floor = 50.7 sq m / 546 sq ft
Total = 112.8 sq m / 1,214 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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