



# 68 Wycombe Road

Prestwood, Great Missenden

- Beautiful three bedroom semi-detached Edwardian Cottage
- Spacious and light filled 31'5" bay fronted sitting/dining room
- Breathtaking rear garden with slate roofed summer house
- Three great size bedrooms, en-suite and family bathroom
- Modern fitted kitchen/breakfast room with utility and study
- Non estate location close to Prestwood village amenities and schooling

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. Nearby Great Missenden also offers a main line rail link into Central London. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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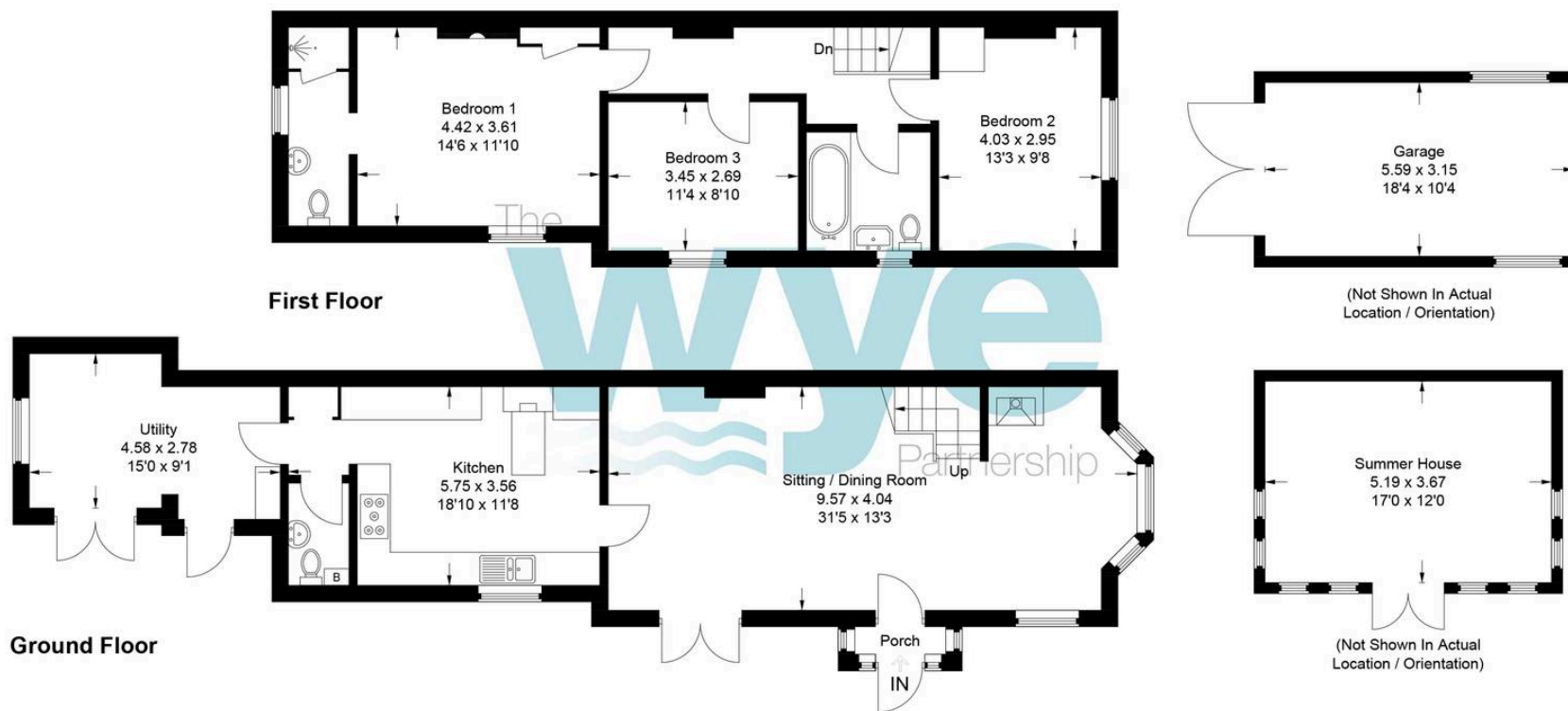
Charming three bedroom Edwardian semi in a sought-after village location. Features spacious living, modern kitchen, en-suite, period details, and tasteful décor. Close to amenities and schools.

This beautiful three bedroom semi-detached Edwardian cottage presents a rare opportunity to acquire a home of character and distinction in a sought-after non-estate location close to Prestwood village amenities and excellent schooling. The property opens to a spacious and light-filled 31'5" bay fronted sitting and dining room, featuring high ceilings and period detailing that create an inviting atmosphere for both relaxation and entertaining. The modern fitted kitchen and breakfast room is thoughtfully designed with sleek cabinetry, premium work surfaces, and integrated appliances, complemented by a practical utility area and space for remote working or quiet reading. Upstairs, three generously proportioned bedrooms provide comfortable accommodation, including a principal suite with a stylish en-suite shower room and a further well-appointed family bathroom finished with contemporary fixtures. Throughout, the cottage blends original Edwardian features with modern enhancements, offering bespoke flooring and tasteful décor that enhance the sense of light and space. This exceptional home combines timeless architectural charm with every-day functionality, making it a perfect choice for families or professionals seeking a harmonious blend of classic elegance and modern convenience in a desirable village setting.



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Approximate Gross Internal Area  
Ground Floor = 72.6 sq m / 781 sq ft  
First Floor = 57.1 sq m / 615 sq ft  
Outbuildings = 36.6 sq m / 394 sq ft  
(Including Garage)  
Total = 166.3 sq m / 1,790 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 Prestwood

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