



Hawthorns Nairdwood Lane

Prestwood, Great Missenden

- Light, bright and airy, four bedroom, two bathroom, detached house on a corner plot.
- Comprehensively updated, reconfigured, extended and remodelled eight years ago- including wiring, some plumbing and plastering.
- Ground floor reception rooms with excellent access to the wrap around garden.
- Four bedrooms; master with dressing room and ensuite shower room.
- Mature, enclosed garden with specimen planting and Indian Sandstone entertaining areas and paths.

Prestwood village centre has a good range of facilities, including a variety of local shops, doctors' and dental surgeries. Nearby Great Missenden has a main line rail link into Central London via the Chiltern Line. There are larger towns, such as High Wycombe, Amersham and Chesham, within 5 miles.

****School Catchments*** Primary- The Prestwood Village Schools. Boys' Grammar- Royal Grammar, Aylesbury Grammar, Dr. Challoners Grammar. Girls' Grammar- Dr. Challoners High, Aylesbury High. Mixed Grammar- Chesham and Sir Henry Floyd. Upper School- The Misbourne*

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Prestwood, Great Missenden

An immaculately presented, four bedroom home on a private corner plot in a sought-after location. Renovated, reconfigured and extended to a high standard around eight years ago, it is presented in exceptional condition throughout.

Set well back from the road behind mature planting, the property has a generous driveway, garage (with electric garage door) and covered porch.

The entrance hall and cloakroom have porcelain floors. The double aspect sitting room has a gas log burner, fitted shelving and French doors to the side garden.

The kitchen/dining room has units in Farrow and Ball "Blue Grey", Corian worktops and the usual appliances. A peninsula separates the dining area, with French doors to the garden and double doors to the garden room and terrace. The utility room has fitted units, a boiler cupboard and access to the side patio.

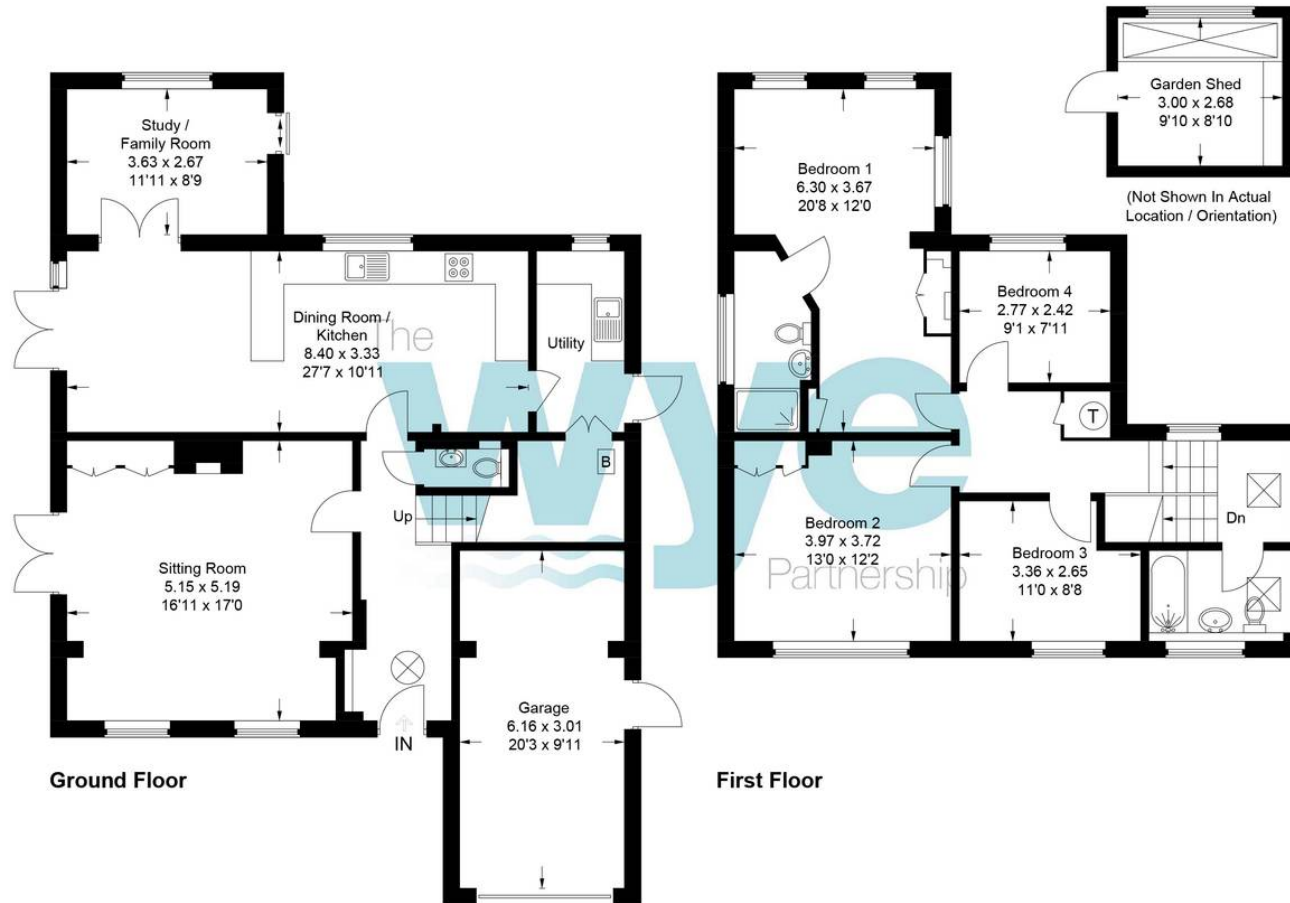
The split-level first floor has a refitted family bathroom and four bedrooms. The principal suite has a dressing area with fitted wardrobes and an ensuite shower room. Two further double bedrooms overlook the front, one with fitted wardrobes, while the fourth is currently used as a study.

Private wraparound gardens have Indian sandstone terraces, level lawns, mature planting and a water feature. A shed sits beside the utility room, while an archway leads to a further enclosed garden. Terraces outside the sitting and dining rooms create inviting spaces for outdoor dining and entertaining.



Hawthorns

Approximate Gross Internal Area
 Ground Floor = 88.1 sq m / 948 sq ft
 First Floor = 71.4 sq m / 768 sq ft
 Garden Shed / Garage = 26.7 sq m / 287 sq ft
 Total = 186.2 sq m / 2,003 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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