



Quince Cottage
Prestwood



Quince Cottage Green Lane, Prestwood Buckinghamshire HP16 0QE

Situated in this highly regarded country lane and set on a delightful wrap around plot, is this beautifully presented and totally refurbished throughout single storey character property.

Guide Price £735,000



The Property

Deceptively spacious and offering light and airy accommodation throughout, is this unique and stylish character property, set on one of Prestwood's premier roads, walking distance to the village center and stunning countryside walks.

The accommodation in brief comprises of entrance hall, beautifully appointed kitchen with a range of stylish base and wall units with marble effect stone worktops and integrated appliances leading to separate dining room with double doors to garden. The extensive and double fronted sitting room features a Spanish fireplace with hood and mantle which provides a wonderful focal point to this room with inset log burning stove.

The Principal bedroom features a large bay window overlooking the rear garden, fitted wardrobes and luxury sized high end ensuite bathroom with cupboard housing newly installed boiler. Two further double bedrooms, one with bay window, both served by the fully refitted family bathroom.

Outside

The gardens are a fine feature of this delightful home and wrap around the property on three sides.

To the front is gravel driveway parking leading to enclosed car port, side gate to front garden and five bar gates leading to the garden store and door to kitchen. The front garden is mainly laid to lawn with established shrubs and trees enclosed by mature hedging providing a high degree of privacy and gate to rear garden.

The rear garden benefits from a large, detached home office/summerhouse with power and light, an L shaped patio leads to a generous level lawn with mature shrub borders to include a Quince tree and is enclosed by mature hedging and fencing.



Location

Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, post office, chemist, florist, supermarkets and Peterley Manor Farm Shop.

There is also a sports centre on Honor End Lane. Schooling is well catered for in the area for children up to the age of 11 years thereafter the Amersham/Chesham Grammar School and The Royal Grammar School for boys in High Wycombe provide secondary education.

Private schooling includes The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill nearby. The picturesque village of Great Missenden offers an historic High Street and a mainline station to London Marylebone (travel time approximately 35 minutes).

Directions

Post code for Sat Nav: **HP16 0QT**

Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

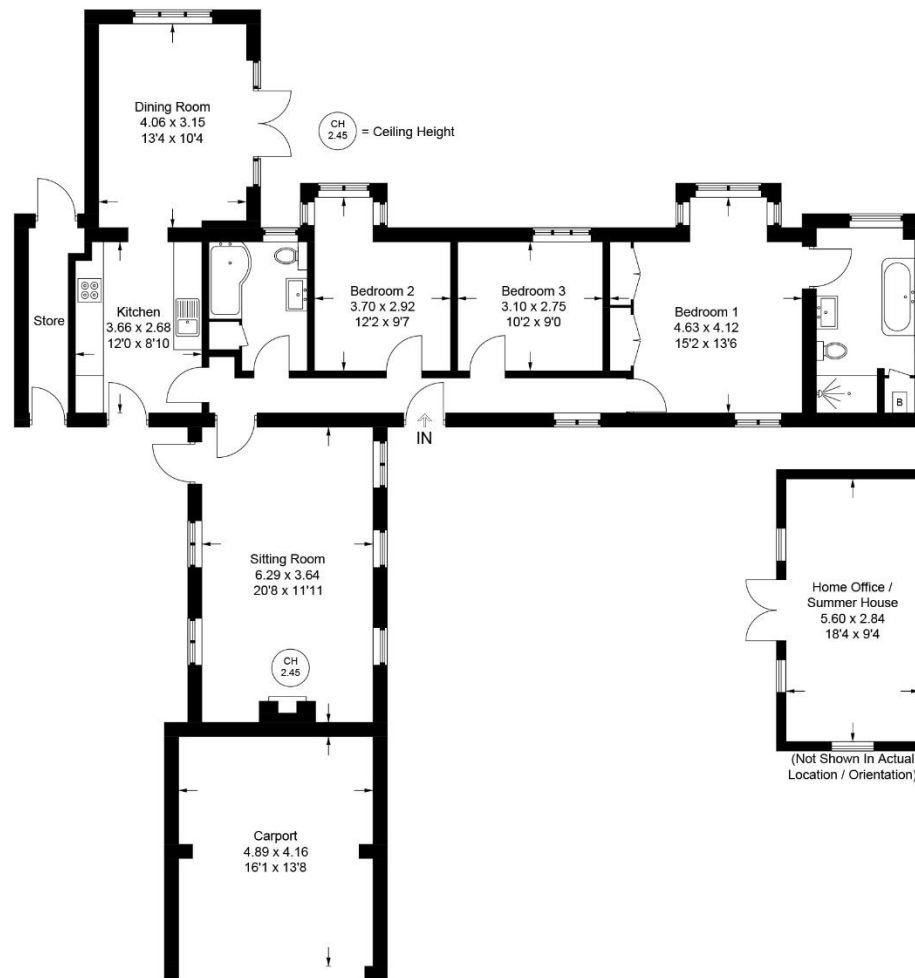
Council Tax Band: F

Tenure: Freehold

Ref: HTR2105

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft
 Home Office / Summer House / Store = 19.8 sq m / 213 sq ft
 Total = 127.9 sq m / 1376 sq ft
 (Excluding Carport)

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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