



Briarbank, Hotley Bottom Lane, Great Missenden, Buckinghamshire, HP16 9PL

A truly charming, three bedroom, character detached bungalow ideally located in Hotley Bottom Lane, on the fringes of Prestwood village. This well presented property provides versatile, spacious accommodation and enjoys breathtaking views over the valley. A dog walkers paradise.

| Entrance Porch | Sitting Room | Kitchen | Hallway | Family Bathroom | Two Bedrooms | Night Cloakroom | Study | Dining Room/Bedroom | Garage | Coal Shed | Courtyard Garden |

Briarbank is a pretty, detached character bungalow in a semi-rural lane on the fringes of Prestwood with far reaching views over the valley. The property has over recent years been comprehensively re-fitted and improved by the present owners to provide a high quality home with many features including an integrated kitchen, patio/courtyard garden and high quality sanitary ware.

Approached via a pavior driveway with beautiful landscaped gardens and path leading to a welcoming entrance porch. To the front of the property is a charming and spacious, double aspect sitting room with a wonderful bay window capturing breathtaking valley views. A feature brick built fireplace provides a focal point and character together with 'latch-lift' wooden doors, shutters to all front aspect windows and beams throughout the property.

A well equipped, modern kitchen also enjoys a side aspect with views over open Countryside. There is a range of cream, 'shaker' wall and floor mounted units with inset butler sink and integrated five ring gas hob, dishwasher, NEFF double ovens, microwave and fridge/freezer. A central corridor provides access to the remaining rooms, firstly a modern family bathroom with a four piece bathroom suite comprising, p-shaped bath, b-day and vanity unit with hand wash basin and concealed cistern wc. There is handy study over looking the rear courtyard and two bedrooms and dining room/further bedroom. The principle bedroom, to the rear, has a double aspect including patio doors to the rear courtyard and benefits from the addition of a night cloakroom. Bedroom two enjoys a front aspect with shutters to the windows and a dining room completes the accommodation, also with a front aspect, shutters to windows and offers the versatility to be used as a third bedroom.

Accessed via patio doors from the main bedroom and side passage, is a walled courtyard, providing a private, calming and tranquil area. Both the side and front of the property have also been beautifully landscaped giving Briarbank an appealing curb presence. The garage has an electric up and over door, loft storage and a utility area for washing and drying.

Price... £775,000

Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, 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 which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

DIRECTIONS

From our offices in Prestwood; follow Chequers Lane to the T-Junction and turn left onto Moat Lane. Bear to the right into Hotley Bottom Lane and the house will be found a short distance along on the left hand side.

ADDITIONAL INFORMATION

EPC EER RATING D
COUNCIL TAX BAND G

SCHOOL CATCHMENT/ 2024/25

Prestwood Infant and Junior School Boys' Grammar; Dr Challoner's, The Royal Grammar, Aylesbury Grammar Girls' Grammar; Dr Challoner's High School, Aylesbury High Mixed Grammar; Chesham, Sir Henry Floyd Upper School/All ability; The Misbourne School (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

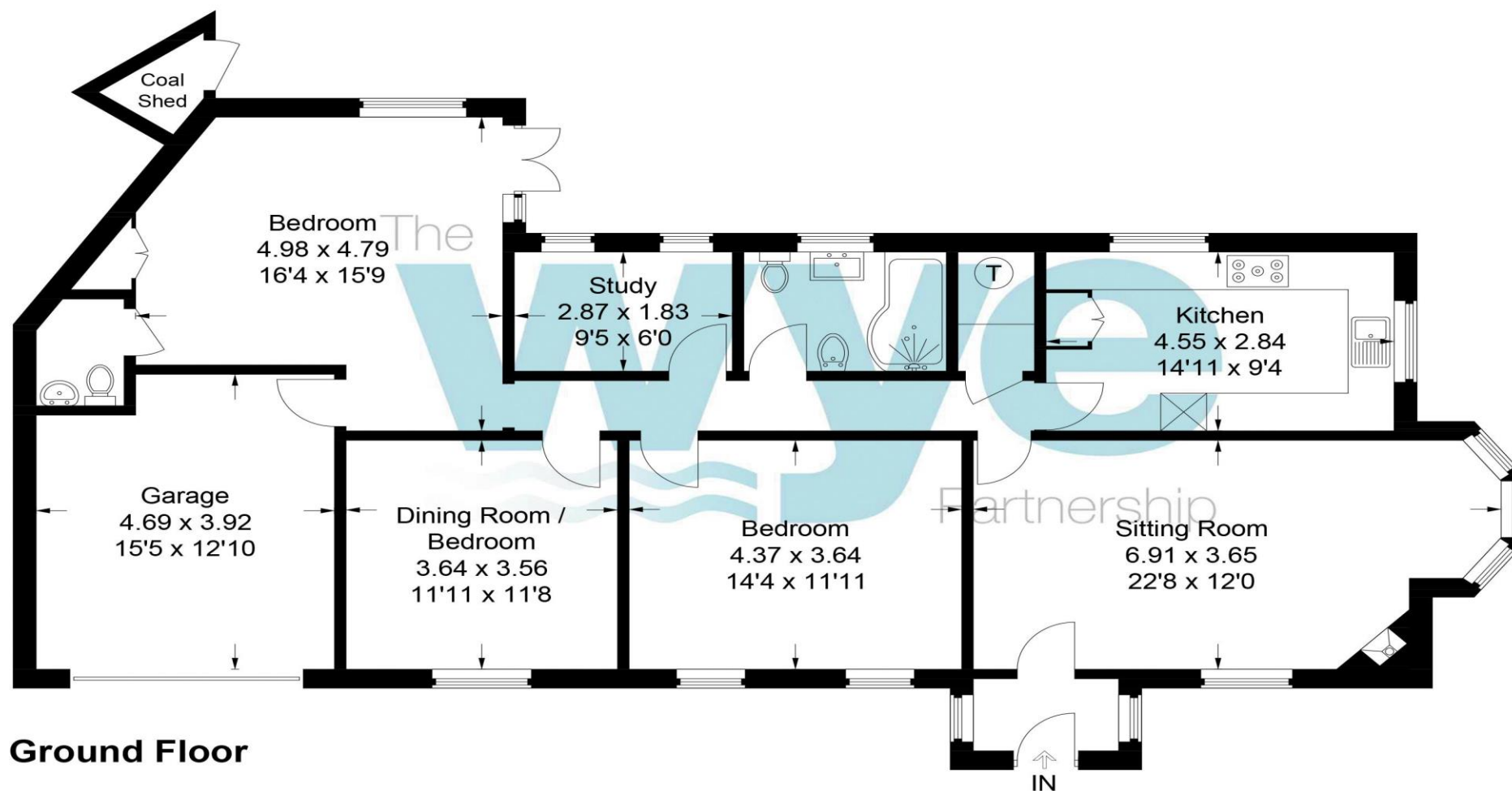


Briarbank

Approximate Gross Internal Area = 133 sq m / 1,432 sq ft

Coal Shed = 1.1 sq m / 12 sq ft

Area = 134.1 sq m / 1,444 sq ft



Ground Floor

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