



## *A beautifully presented semi-detached cottage situated in the heart of Prestwood village.*

Entrance hall | Sitting room | Dining room | Kitchen | Utility | Shower/Cloakroom/Wetroom | Two double bedrooms | Bathroom | Secure parking | Garden office/Sun room | Private rear garden

1 Belmont Cottages is an Edwardian semi-detached house, which has recently been subject to a total 'ground up' renovation to an extremely high standard throughout.

On entering the cottage through the front door, at the side of the property, the cosy front sitting room has a bay window to the front and an open fire. The dining room in the middle is open to the kitchen and has a wood burning stove and large under stair cupboard. The Kitchen, which has in part been extended, has been fitted with high quality base and wall units with quartz work surfaces and there are integrated appliances to include an induction hob, double oven with microwave and dishwasher. There is also a large glass roof light allowing natural light to flood into the room. Beyond the kitchen is a large utility room with access to the rear garden and a well fitted wet room with shower, W. C. and basin with a roof light.

On the first floor are 2 double bedrooms with fitted wardrobes and a newly fitted Victorian style bathroom with a roll top bath and underfloor heating.

Outside the driveway gives access to a gated parking area with the garden beyond. The garden is level, well enclosed, and has a lawn area, shrub beds and a composite decking area to the rear, where the Garden Office/ Sun Room is located, this room is double glazed with power and heating. Situated in the heart of the village within a short walk of all the excellent amenities this property offers a rare opportunity to buy a home in such pristine condition and an inspection is highly recommended.

**Price... £495,000** *Freehold*



## LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and 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.

## DIRECTIONS

From our offices on the corner of Prestwood High Street, proceed along the road approximately 50 yards and 1 Belmont Cottages will be found on the left hand side.

## School Catchment

Primary: Prestwood Village Schools- Infant & Junior

Boys' Grammar; Dr Challoner's, The Royal Grammar School, 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)

## Additional Information

Council Tax Band D

EPC Band D

## MORTGAGE

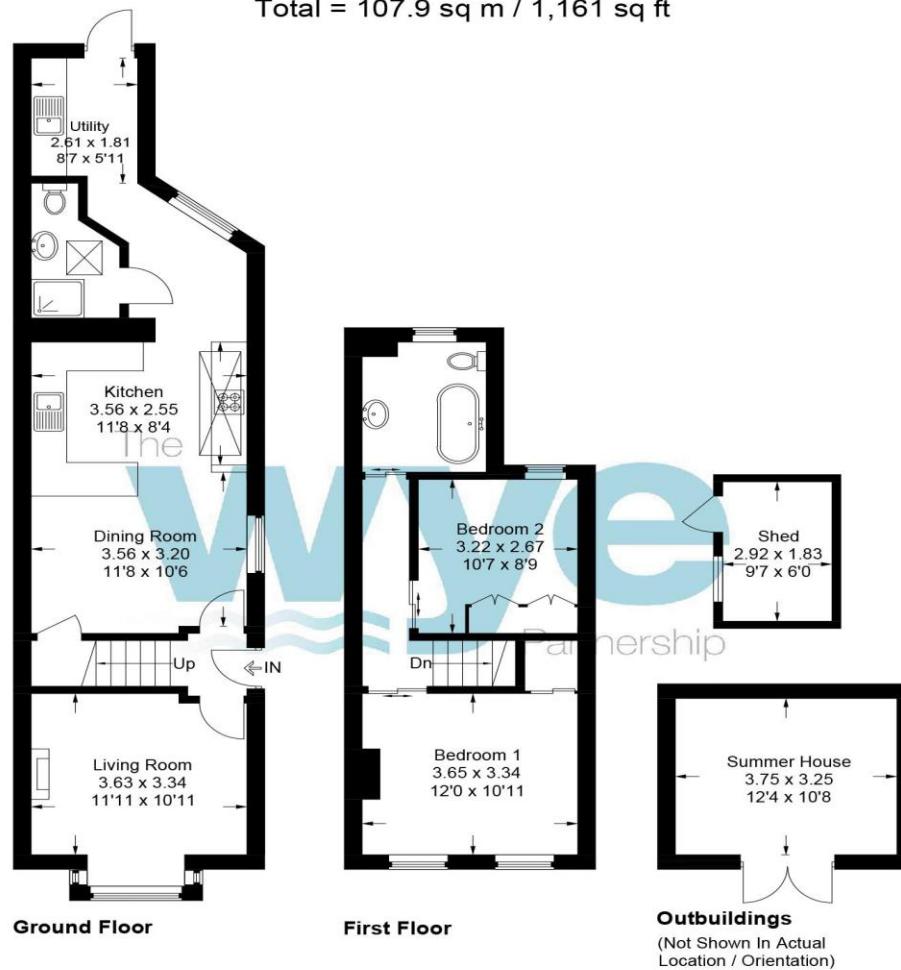
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# 110 High Street

Approximate Gross Internal Area  
Ground Floor = 55.6 sq m / 598 sq ft  
First Floor = 34.5 sq m / 371 sq ft  
Outbuildings = 17.8 sq m / 192 sq ft  
Total = 107.9 sq m / 1,161 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.

© CJ Property Marketing Ltd      Produced for Wye

120 High Street, Prestwood, Buckinghamshire, HP16 9HD  
01494 868 000  
[prestwood@wyecountry.co.uk](mailto:prestwood@wyecountry.co.uk)  
[wyeres.co.uk](http://wyeres.co.uk)

The **wye** Partnership