



Tarragon Nairdwood Lane Prestwood Buckinghamshire HP16 0QH

Tarragon is a beautifully presented and stylish, contemporary, four bedroom detached house that was built in 2006 to exacting standards. Located on a prime residential lane with far reaching rural views over the rolling Chiltern hills yet convenient for access to mainline rail links and the motorway network. No onward chain.

Entrance hall | Sitting room | Dining room | Office | Kitchen | Utility room | Breakfast room | Garden/family room | Cloakroom | Master bedroom ensuite | Guest bedroom ensuite | Two further double bedrooms | Family bathroom | Oak-framed, double carport | Southerly facing rear garden | Driveway parking

The front door opens into a magnificent hallway where the staircase opens to a curved galleried landing and is lit by tall, elegant windows.

The kitchen is fitted with a range of cream and coffee, gloss units fitted into an elegant curved peninsular unit with a pair of Siemens fan ovens with warming drawers, Siemens hob and an integrated dishwasher, plus two, tall, integrated fridge freezer units. The kitchen features a semi vaulted ceiling to give light and space. There is a generous dining area adjacent to the kitchen with a pair of double doors leading to the vaulted family room beyond. The utility room is fitted with a washing machine, tumble drier and water softener.

The elegant, principal living room is dual-aspect with doors to the terrace and an open fireplace. The dining room is front aspect with a bay window and high ceilings. There is also a study overlooking the front that is fitted with a comprehensive range of office furniture.

The magnificent oak staircase leads to the galleried landing where there are four bedrooms comprising of a master bedroom suite with fitted wardrobes and an ensuite shower room, a guest suite, also with ensuite shower, plus two further double bedrooms with fitted wardrobes. The family bathroom is fitted with a luxury Duravit bath, separate shower, W.C. and vanity unit.

Of particular mention is the underfloor heating throughout the property.

Outside, the mature gardens are southerly and enclosed with mature hedges that offer a high degree of privacy. The hard landscaping includes an Indian Sandstone entertaining terrace and paths around three sides of the property to the front.

Tarragon is approached along a winding private driveway serving just two properties, the drive opens up into a gravelled forecourt with parking for several vehicles and leading to an oak-framed double, car port with log store behind.

Price ... £1,750,000 ... Freehold



AMENITIES

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, Prestwood lies in the catchment area for the Amersham/Chesham Grammar Schools and The Royal Grammar School for Boys in High Wycombe. The Misbourne School in Great Missenden also offers schooling for 11-18 year olds. Private schools close by include The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill. 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.

SCHOOL CATCHMENTS (2020/21)

Prestwood Infant & Junior Schools
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)

DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden and turn right into Nairdwood Lane (garage on the corner). Continue along for around ¼ of a mile and the driveway Tarragon will be found on the right hand side, before you reach Atkins Farm which is on the right.

ADDITIONAL INFORMATION

Council Tax Band G | EPC C

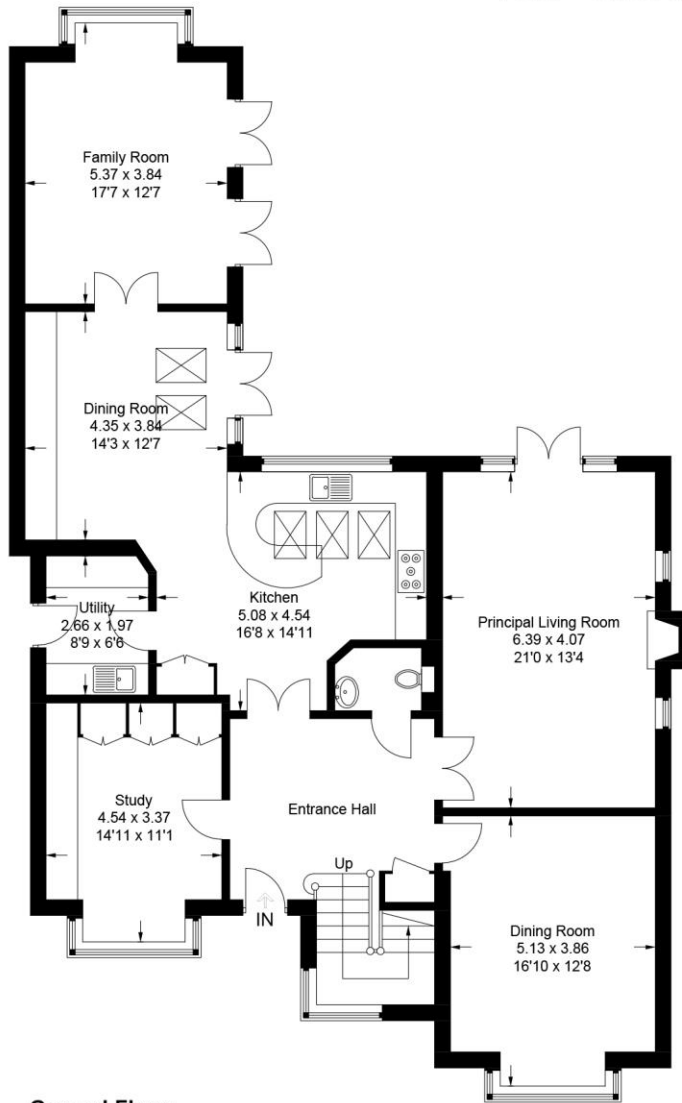
TO VIEW THIS PROPERTY PLEASE CONTACT:

Wye Country, 120 High Street, Prestwood
Tel: 01494 868000
Email: prestwood@wyecountry.co.uk

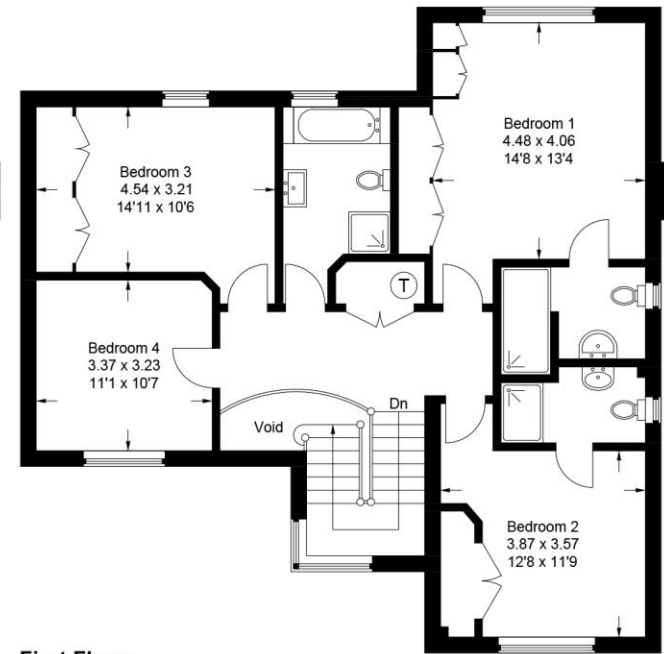
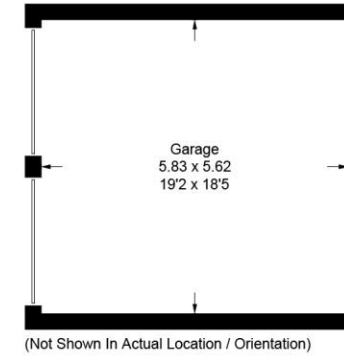
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
 Ground Floor = 147.1 sq m / 1,583 sq ft
 First Floor = 98.9 sq m / 1,064 sq ft
 (Excluding Void)
 Garage = 32.8 sq m / 353 sq ft
 Total = 278.8 sq m / 3,000 sq ft



Ground Floor



First 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.