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01494 939868

hello@kingshills.co.uk

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117 Wycombe Road | Prestwood | Great Missenden | HP16 0HN

Guide Price | £1,000,000

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## Property Features

- \*\* OPEN HOUSE 17TH OCTOBER \*\*
- \*\* STRICTLY BY APPOINTMENT ONLY \*\*
- Potential for Large Extension (STPP)
- Possible New Build Opportunity (STPP)
- 
- Detached Home with Stunning Gardens
- 5 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Stunning Gardens and Double Garage
- EPC:

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## Full Description

\*\* OPEN HOUSE 17TH OCTOBER 12PM TO 2PM\*\*

\*\* APPOINTMENTS STRICTLY BY APPOINTMENT\*\*

Coming to the market for the first time in 40 years is this eloquently built 1940's detached home located in the popular village of Prestwood, Great Missenden. Located at the end of the this private driveway behind a five bar gate this property boasts a wealth of potential to extend further (STPP) and could even allow for a further property to be built on the land (again Subject to Planning Permission).

### Accommodation

Entrance Hall, Large Living Room with doors leading on to the rear Garden, Dining Room, Breakfasting Room, Kitchen, Downstairs Cloakroom, 5 Bedrooms to the first floor all located to the side of the house and overlooking the stunning Gardens. The Master Bedroom is a particular good size and has a balcony that also overlooks the gardens. There is also a family bathroom, Shower Room and Night Cloakroom.

### Gardens

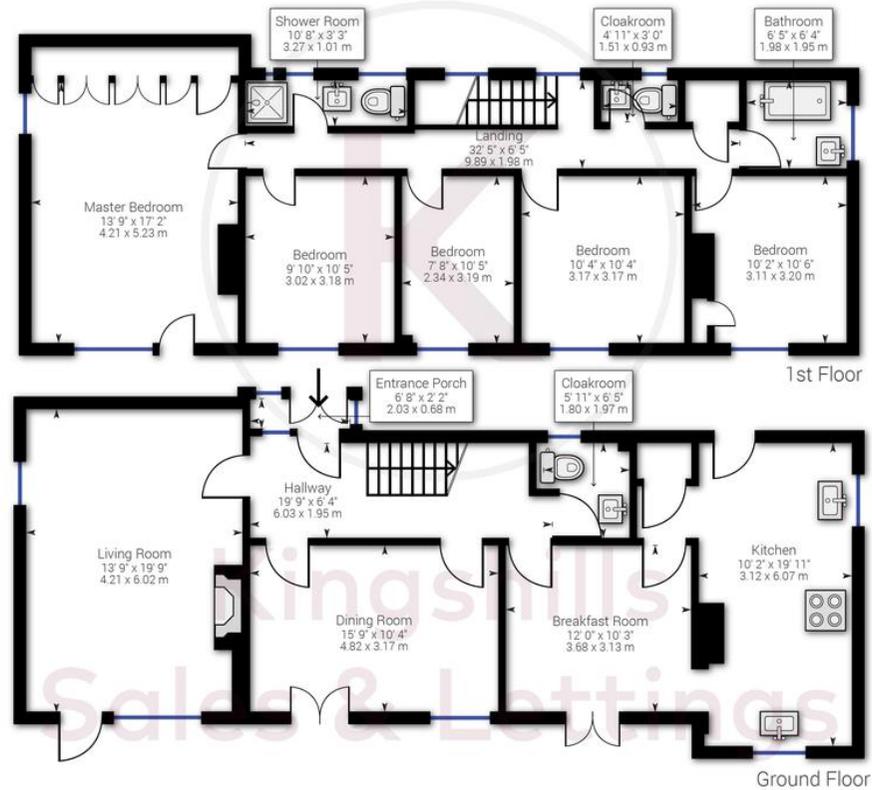
The overall plot is 0.63 of an acre and stretches mainly to the side of the property and to the rear, the gardens are surrounded by mature hedging for a high degree of privacy and security. The gardens have been well manicured and has garden pond and various flow and shrub borders. To the front of the property there is a long Driveway that serves the parking and 2 single detached garages.

### Prestwood

Adjacent to Great Missenden, which offers direct train links to London, Prestwood has been consistently popular with commuters wanting to enjoy Chiltern village life and Great Missenden. Like most of its neighbouring villages, Prestwood is both beautiful and thriving; surrounded by open countryside and offering excellent schooling for 4-11 year olds. Village amenities include traditional pubs, post office, pharmacy, doctors surgery and cafes, as well as a long established garden centre and even a brewery. Both High Wycombe and Aylesbury are easily accessible from Prestwood, both offering great shopping, secondary schools and hospitals.







Approximate net internal area: 1845.16 ft<sup>2</sup> / 171.42 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Aston Court  
 Kingsmead Business Park  
 High Wycombe  
 Buckinghamshire  
 HP11 1JU

01494 939868  
 hello@kingshills.co.uk  
 kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements