



30 Lodge Lane

Prestwood, Great Missenden

- Beautifully presented four bedroom detached family home
- Wonderful views from the rear over paddocks and open fields
- Four double bedrooms, family bathroom and en-suite to main bedroom
- Stunning modern kitchen with central island leading to dining room
- Large double aspect living room with doors to garden
- Utility room, garage and driveway parking

Prestwood village centre has a good range of facilities, including a variety of local shops, doctors' and dental surgeries. Nearby Great Missenden has a main line rail link into Central London via the Chiltern Line. There are larger towns, such as High Wycombe, Amersham and Chesham, within 5 miles. ***

SCHOOL CATCHMENTS *** Infant- the Prestwood Village Schools. Upper- The Misbourne School. Mixed Grammar- Chesham Grammar School, Sir Henry Floyd Grammar School, Girls' Grammar- Dr Challoners High School, Aylesbury High School. Boys' Grammar- Dr Challoners Grammar School, The Royal Grammar School

Council Tax band: F

Tenure: Freehold

EPC Rating: C



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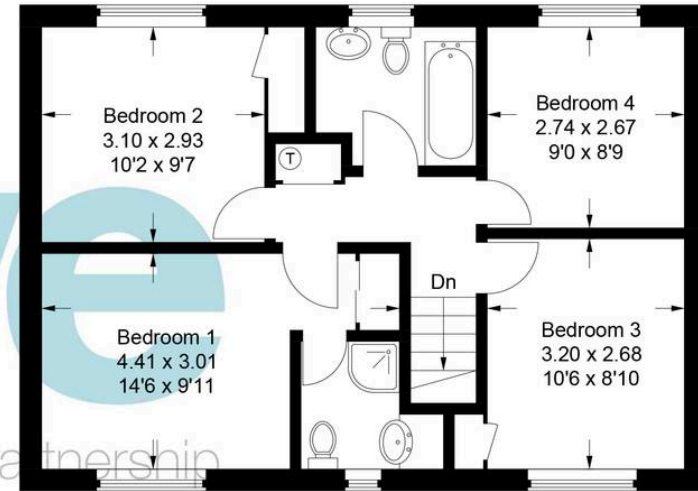
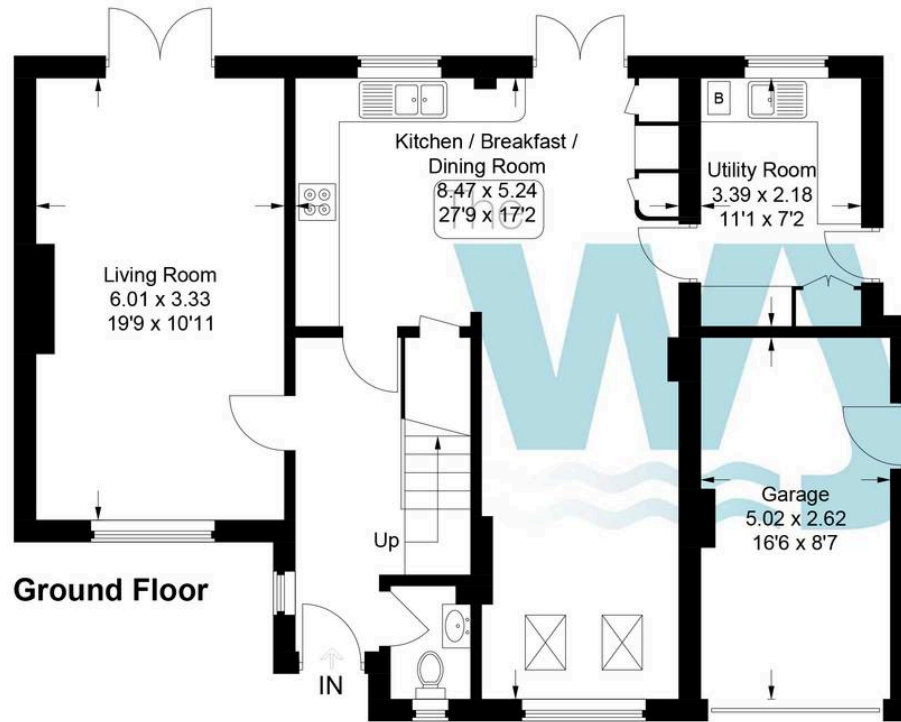
Immaculate four bed detached home with stunning views, spacious living areas, modern kitchen, en-suite, garage, driveway, and tasteful décor throughout. Move-in ready in a tranquil setting.

This beautifully presented four bedroom detached family home offers an exceptional blend of modern comfort and elegant design, with wonderful views from the rear over paddocks and open fields. The property welcomes you with a spacious entrance hall leading to a large double aspect living room, featuring abundant natural light and direct access to the garden, perfect for both relaxation and entertaining. The heart of the home is a stunning contemporary kitchen, fitted with sleek cabinetry, high-quality integrated appliances, and a striking central island, seamlessly opening into a generous dining area ideal for family gatherings. A practical utility room provides additional storage and laundry facilities. Upstairs, four well-proportioned double bedrooms offer ample space for family or guests, including a principal suite complete with a stylish en-suite shower room, while the family bathroom is finished to a high standard with modern fixtures and fittings. Throughout, the property boasts tasteful décor, quality flooring, and attention to detail, ensuring a move-in ready experience. Additional features include a garage and driveway parking, providing convenience and security for busy family life. This is a superb opportunity to acquire a thoughtfully designed home in a tranquil setting, with every detail carefully considered for modern living.



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Approximate Gross Internal Area
Ground Floor = 74.4 sq m / 801 sq ft
First Floor = 53.2 sq m / 573 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 140.6 sq m / 1,514 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.

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