



Chapel Lane, Naphill
High Wycombe, Buckinghamshire, HP14



Beyond your expectations

A perfectly located 4 bed detached with generous proportions

Entrance Hall | Kitchen/Breakfast Room | Utility Room | Family Room | Open Plan Living Room | Dining Room | Sun Room | Study | Master Bedroom Ensuite | 3 further Double Bedrooms | Family Bathroom | Garage | Gardens | Parking | Shed

Offers in excess of £850,000 Freehold

Description

Finches is a fine detached family home that has been enlarged and improved by its current owners to give more than generous family accommodation, level gardens and driveway parking for a number of vehicles. Situated in one of the village's premier roads and close to Naphill Common, the property offers generous living accommodation including a sizeable extension that could be reconfigured as an annexe. In brief the accommodation comprises: Dining Room, Open Plan Sitting Room with feature fire place, Sun Room, Kitchen/Breakfast Room, Utility, Family Room, Study, and downstairs WC. Upstairs the Master Suite offers good ensuite facilities, three further Double Bedrooms and a large Family Bathroom.

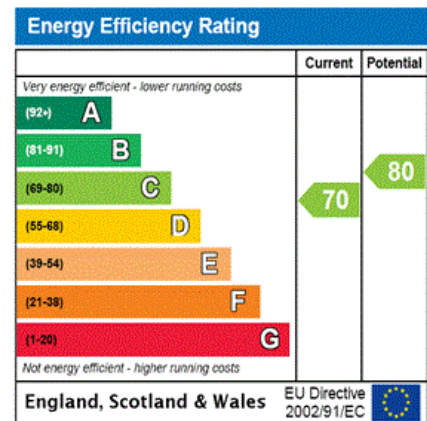
Outside

To the front of the property, the mature gardens are enclosed with a hedge to the front and approached via a tarmac drive with plenty of parking and access to the Garage. To the rear, there is fencing and hedges to the boundaries, a nicely sized patio area ideal for entertaining, a good amount of level lawn and flowered borders.

Location

Chapel Lane is a no through road that offers a mixture of individual detached houses and runs adjacent to Naphill Common, with its network of excellent country walks. The village is a thriving community with local shops, sports facilities, and a regarded choice of

schools (details of which can be gained from the local authority). Rail access to London Marylebone can be gained from High Wycombe (approx. 4 miles) taking c. 29 minutes. The M40 can be accessed via Junction 4 (approx. 5 miles).



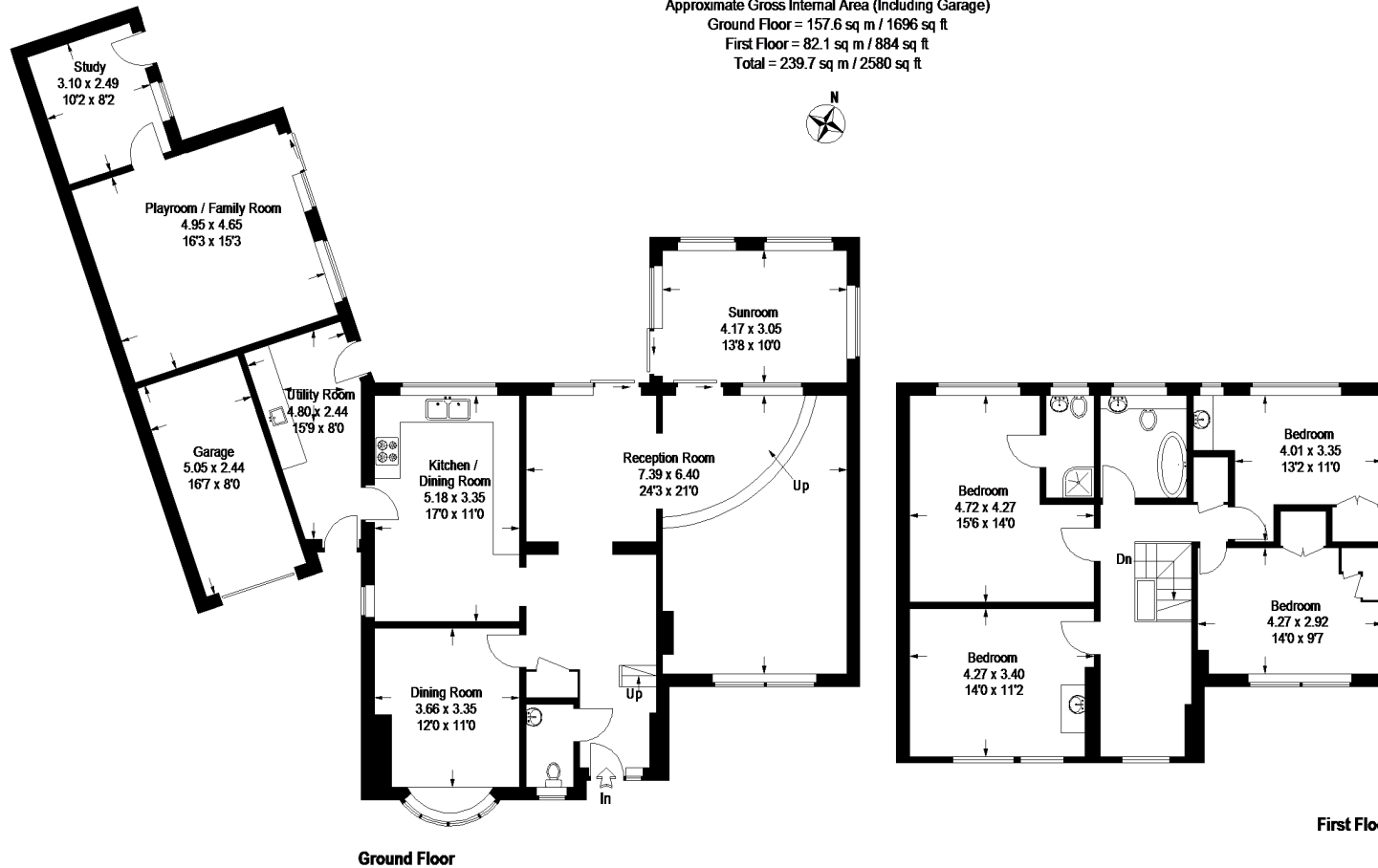
Chapel Lane

Approximate Gross Internal Area (Including Garage)

Ground Floor = 157.6 sq m / 1696 sq ft

First Floor = 82.1 sq m / 884 sq ft

Total = 239.7 sq m / 2580 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID280579)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

