



176 Main Road, Naphill - HP14 4RU

In Excess of £600,000

TIM RUSS
& Company



176 Main Road

Naphill, High Wycombe

- Brick and flint cottage
- Three double bedrooms
- Landscaped rear garden
- Open plan kitchen / diner
- Parking
- Beautifully presented



176 Main Road

Naphill, High Wycombe

Charming period home in Naphill with modern comforts and period features. 3 double bedrooms, 2 reception rooms, kitchen/diner, log burners, and a 120ft garden with outbuilding and parking.

Ginger Cottage is a charming period home, crafted from brick and flint, and recently renovated to combine modern comforts with timeless character. Situated in the heart of Naphill, close to the common and woodland, it offers three double bedrooms, a kitchen/diner, and two reception rooms, all retaining period features like a 'back to back' log burner.

The entrance hall welcomes you with exposed beams, solid oak floors, and a double-sided log burner, leading into the cozy sitting room with a front and rear aspect. The heart of the home is the kitchen/diner, featuring wooden worktops, integrated appliances, and bi-fold doors opening to the garden, creating a bright and airy space.

Upstairs, the three double bedrooms offer ample space, with the master and second bedrooms enjoying front views and built-in wardrobes. The third bedroom overlooks the garden. The modern bathroom includes a three-piece suite with a bath and shower over.

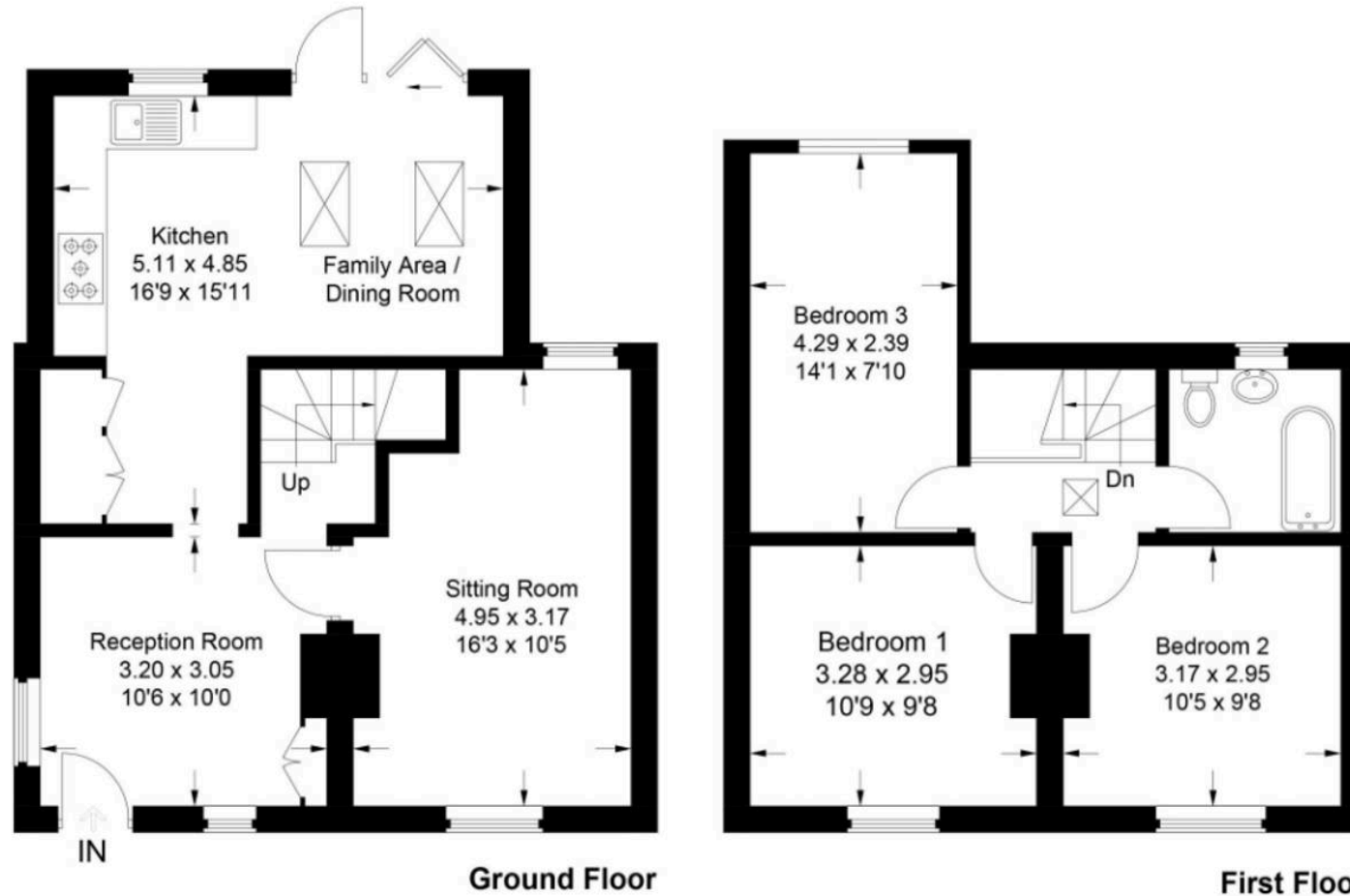
The rear garden extends approximately 120 feet, with a deck leading to a path surrounded by mature plants, a circular lawn, pergola, and seating area. The top of the garden houses coups for chickens and ducks, a further lawn, and access to an outbuilding perfect for conversion into an office or gym. There is driveway parking at the front.

Council Tax band: D

Tenure: Freehold



Approximate Gross Internal Area
Ground Floor = 49.4 sq m / 532 sq ft
First Floor = 38.9 sq m / 418 sq ft
Total = 88.3 sq m / 950 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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