



7 Cherrycroft Drive
Naphill

TIM RUSS
& COMPANY



7 Cherrycroft Drive Naphill HP14 4QG

Set at the end of this quiet cul de sac within this popular Chiltern village is this large, detached bungalow offering over 3000 sq ft of accommodation.

Offers in the Region of £1,050,000



The Property

Occupying a surprisingly large private plot within central Naphill is this detached bungalow offering versatile accommodation, perfect for multi-generational living.

The property is currently separated into two parts with a detached two bedroom annex to the side with its own private entrance. This would be perfect for elderly parents who are looking for assisted living but wanting to retain their independence.

The main accommodation comprises of; large welcoming entrance hall, fully fitted kitchen/breakfast room, dining room with doors to garden, generous sitting room with bifold doors to garden, master bedroom with door to garden and private ensuite shower room, three further bedrooms all served by the large well equipped family bathroom, study with its own private entrance and utility room.

The annex benefits from a fully fitted kitchen, two double bedrooms served by a shower room, spacious living room opening to delightful conservatory with doors to garden and terrace, separate dining room.

Outside

There is ample parking to the front of the property with turning area. The rear gardens are a particularly attractive feature which wrap around the property with national trust farmland beyond. Immediately to the rear is a large wide terrace leading to a substantial area of lawn, raised deck with separate garden store, two further storage sheds and detached gym.



Location

Naphill is a desirable Chiltern village and has been designated an Area of Outstanding Natural Beauty. The village hall and Crick is at the heart of the community which has its own pre school and various social groups. There are popular public houses and various local shops including a post office, convenience store and florist. Naphill is surrounded by open woodlands that lead onto the grounds of National Trust property at Hughenden Manor.

Transport links are very good in the area with the highly regarded 300 bus service between High Wycombe and Aylesbury stopping at Naphill and Princes Risborough. Mainline railway stations to provide access to London are situated at High Wycombe, Saunderton and Princes Risborough.

There is a choice of primary schools in the area and for secondary education there are grammar schools in High Wycombe, highly rated notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls), also a range of private schools including Pipers Corner for girls.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.



Directions

Post code for Sat Nav: HP14 4QG

Viewings

Strictly by appointment only.

Additional Information

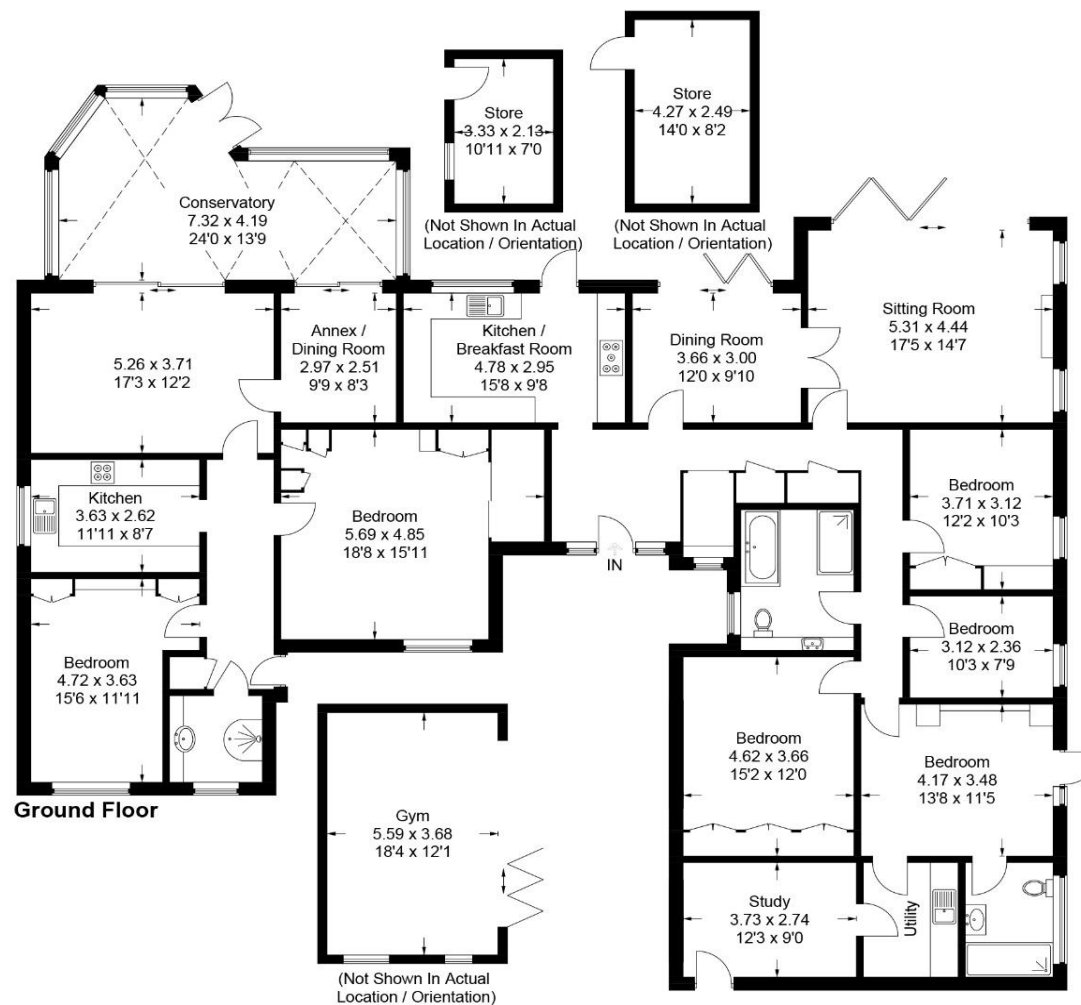
Council Tax Band: F

Tenure: Freehold

Ref: HTR2042

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

(Not Shown In Actual Location / Orientation)

7 Cherrycroft

Approximate Gross Internal Area = 279.5 sq m / 3008 sq ft

Outbuildings = 38.5 sq m / 414 sq ft

Total = 318.0 sq m / 3422 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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