



Schedar
Naphill



Schedar Chapel Lane Naphill Bucks HP14 4RB

Set in a quiet backwater within the heart of this popular village is this beautifully updated chalet bungalow, walking distance to Naphill common & woods.

Offers Over £700,000



The Property

Set within a lovely wrap around plot is this updated detached chalet bungalow with a fantastic contemporary finish throughout.

The light and airy accommodation in brief comprises: entrance hall, sitting room with log burning stove, splendid kitchen/breakfast room with recently refitted units and built in appliances, opening to a spacious dining area with bifold doors to garden, separate and useful utility room, ground floor double bedroom with recently refitted shower room.

To the first floor can be found; two double bedrooms served by the beautifully appointed family bathroom.

Outside

The gardens are a fine feature of the property and wrap around on three sides offering plenty of secluded places to enjoy the sun. There is one gravel driveway to the side, providing offroad parking for two cars with secure gate to side garden and utility. Behind secure gates is a further area of hard standing which could double up as a patio or further driveway leading to the garage with electric up and over door.

Location

Chapel Lane is a desirable and tranquil setting close to Naphill Common 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 on to the grounds of National Trust property at Hughenden Manor. There is a choice of primary schools in the area and for secondary education there are grammar schools in High Wycombe and a range of private schools including Pipers Corner for girls.

The nearby town of High Wycombe offers a wide range of cultural, shopping and leisure facilities including a shopping centre, theatre, cinema and bowling alley. For the commuter there is a main line train service to London (25 mins by train from High Wycombe).

Directions

Post code for Sat Nav: **HP14 4RB**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

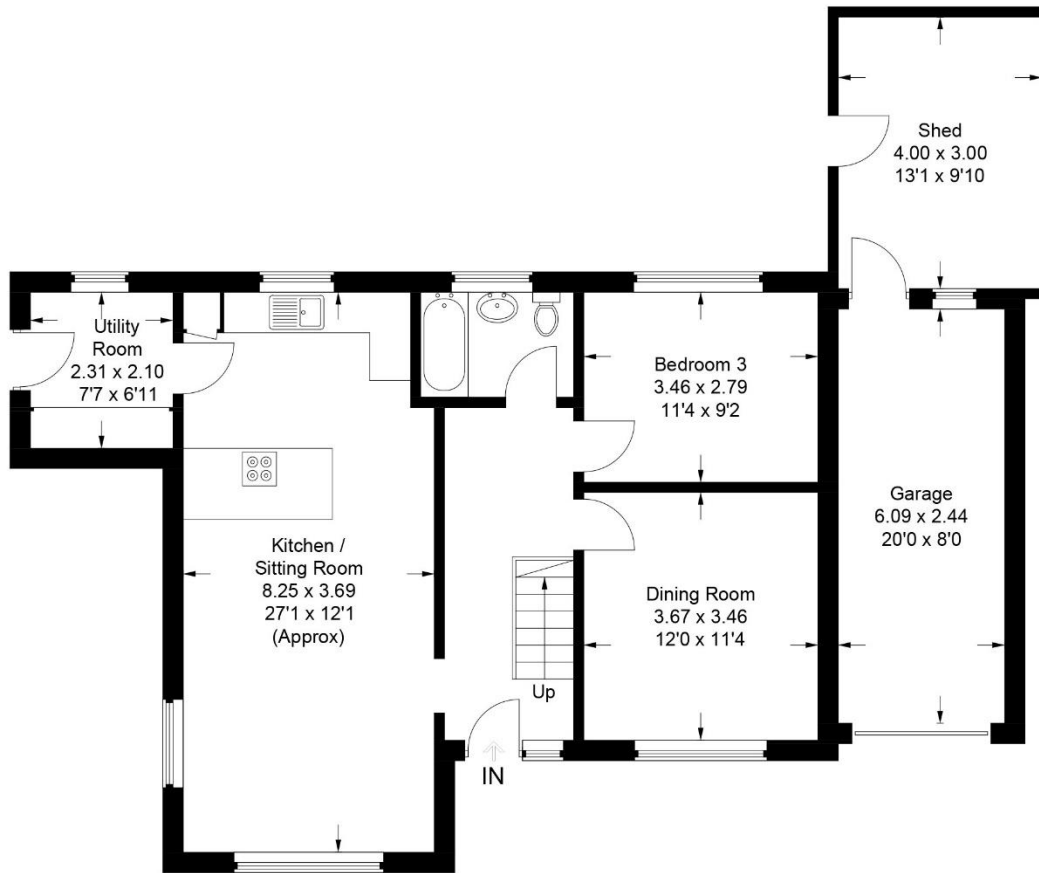
Council Tax Band: F

Tenure: Freehold

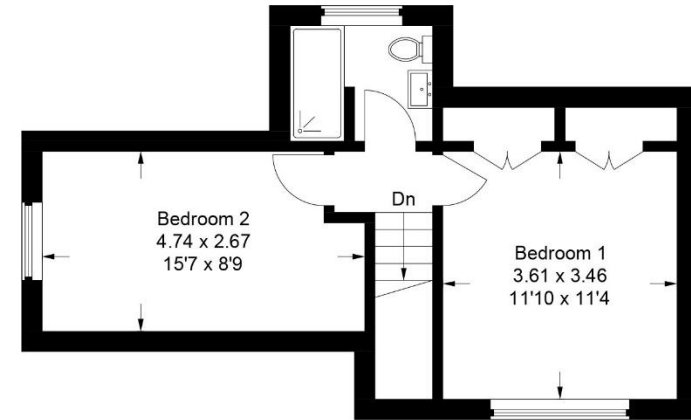
Ref: HTR2113

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Schedar, Chapel Lane, HP14 4RB

Approximate Gross Internal Area
 Ground Floor = 73.2 sq m / 788 sq ft
 First Floor = 35.4 sq m / 381 sq ft
 Garage / Shed = 27.7 sq m / 298 sq ft
 Total = 136.3 sq m / 1467 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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