



4 Wilden Mews
Naphill



4 Wilden Mews Naphill Bucks HP14 4DQ

Forming part of this unique and bespoke gated development, within walking distance to Naphill common & woods is this immaculately presented brick and flint semi detached home.

£619,000



A comment from the owner

"I moved into 4 Wilden Mews as a newly built house 4 years ago and have absolutely loved living in the property and the area also. It has made relocating back to the North West of England particularly hard as I have so many fond memories of living there and the house and the area have been just perfect for me. Not only is Wilden Mews a beautifully finished and well laid out home which has been brilliant to socialise in as well as have lovely, relaxed days in, but its location is quite literally amazing. Facing the gorgeous allotments and forest of the common, there are hundreds of stunning walks and bike rides on your doorstep. No need to drive anywhere at all, just step outside and off you go. As I worked in London, getting into the capital couldn't have been easier. Only a short drive into High Wycombe, which has loads to offer, its then approximately just a 25-30-minute train journey to London Marylebone. So, you get the best of both worlds! The beautiful Chiltern Hills on your doorstep to explore and enjoy and then within the hour you can be in the bright lights of the city. I loved the feel of village life in Naphill and the wonderful neighbours of Wilden Mews who would always be willing to lend a hand if needed. I will miss our meetups to go to the village fireworks together or our yearly summer barbeque. Such a wonderful place to live which I will sorely miss!"

Outside

The property is approached via electric gates and offers driveway parking for two vehicles at the side. Undoubtedly a feature of the property is the south easterly facing private, walled rear garden, fully enclosed, offering excellent space for outside circulation and entertaining.



The Property

Offered for sale with no onward chain is this modern brick and flint character home of quality. Built in 2020 to a high specification, with superb attention to detail, by St Edwards Estates and sold with the remainder of the ten year build warranty. The free-flowing ground floor accommodation offers underfloor heating and an impressive and well equipped kitchen/dining/living room with integrated appliances and hot tap, bi-fold and patio doors which open towards a lovely south easterly facing walled garden. On the first and second floors can be found the principle bedroom with ensuite, further double bedroom served by the family bathroom and further guest bedroom with ensuite. The property is close to glorious Chiltern countryside, yet within easy access of highly regarded schools and excellent public transport links.

Directions

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

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: E

Tenure: Freehold

Ref: HTR2173



Location

Wilden Mews 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).

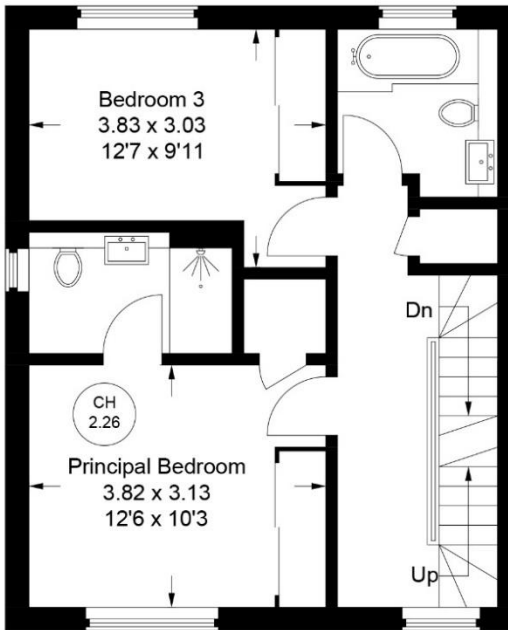
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



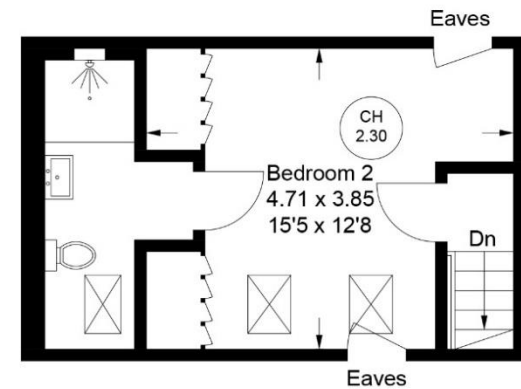


Ground Floor

CH 2.37 = Ceiling Height [Dashed Box] = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

4 Wilden Mews, HP14 4DQ

Approximate Gross Internal Area
 Ground Floor = 51.6 sq m / 555 sq ft
 First Floor = 44.4 sq m / 478 sq ft
 Second Floor = 23.1 sq m / 249 sq ft
 Total = 119.1 sq m / 1282 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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