



1 Model Cottage, Hunts Hill Lane, Naphill, Buckinghamshire, HP14 4RL



Asking Price | £2,500

Property Features

- Charming Country Cottage in Premier Road
- Three Bedrooms and Two Bathrooms
- Beautifully fitted Kitchen/Diner with Underfloor Heating
- Double Aspect Sitting Room Feature Fireplace
- Family Bathroom with Underfloor Heating
- Home Office
- Sought After Location Close to Naphill Common
- Off Street Parking
- EPC Rating D / Council Tax Band F
- Available Late May

Full Description

Nestled in the picturesque village of Naphill, Buckinghamshire, this delightful three-bedroom cottage offers a perfect blend of character and modern living. Situated just moments from open countryside and stunning woodland walks, it's an idyllic retreat for those seeking both comfort and convenience.

Inside, the home boasts a stylish and spacious kitchen-diner, complete with a breakfast bar and range oven—ideal for family meals and entertaining. The cosy lounge, featuring an inviting open fire, provides the perfect space to unwind. A downstairs office offers a quiet spot for working from home, while a modern shower room adds to the practicality of the ground floor.

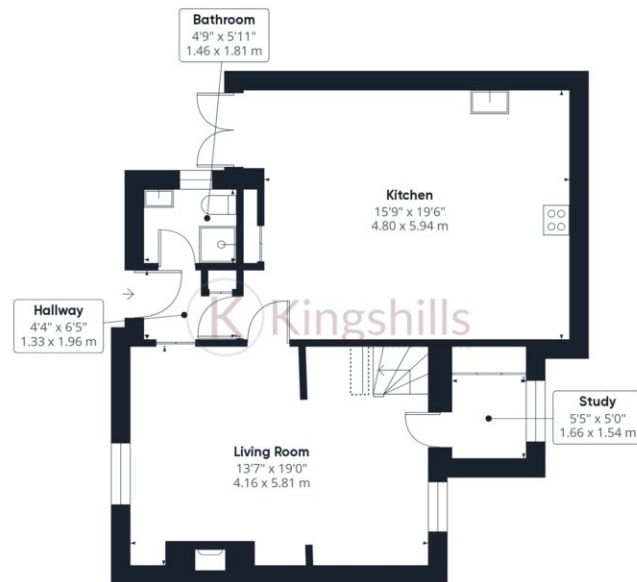
Upstairs, three well-proportioned bedrooms and a family bathroom ensure ample space for a growing family or visiting guests. Outside, a private garden provides a peaceful escape, perfect for relaxing or alfresco dining.

The property is also well-connected, with excellent transport links to London via nearby High Wycombe (Chiltern Railways) and easy access to the M40. Families will appreciate the excellent schooling options, with the property within catchment for Naphill & Walters Ash Junior School. For secondary education, the area boasts outstanding grammar schools, including The Royal Grammar School, John Hampden Grammar School, and Wycombe High School.

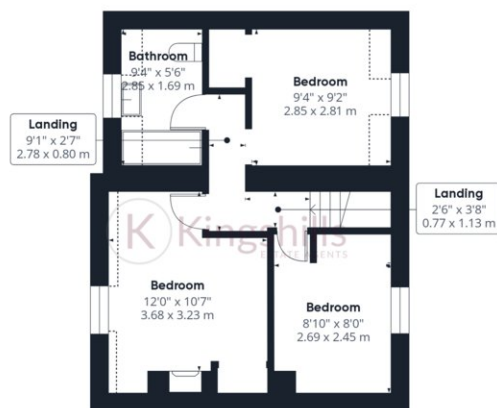
With the beautiful Chiltern Hills on your doorstep and excellent local amenities nearby, this charming cottage is a rare find in an unbeatable location. Don't miss the opportunity to make it your own!







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1060.68 ft²

98.54 m²

Reduced headroom

25.67 ft²

2.38 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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