



**Mole Cottage, Naphill Common, Naphill, Buckinghamshire, HP14 4SZ**



*This charming detached, three-bedroom, three reception room cottage is located on Naphill Common which offers wonderful countryside walks from the doorstep yet close to all village amenities.*

Sitting room | Dining room | Family Room / Study | Kitchen | Utility | Cloakroom | Conservatory | Principal bedroom with en-suite | Two further double bedrooms | Family bathroom | Garage | Driveway parking for 3 cars | Private rear garden

Mole Cottage is a very attractive, symmetrical, chalet-style house with adaptable, free-flowing ground floor accommodation. The property is well presented throughout with most rooms having a lovely outlook either out to the back garden or over the woodland.

The bright and airy sitting room is to the rear of the property with views over the large garden and double doors into the conservatory. The large dining room is at the front of the house and connects directly to the kitchen. There is a third reception room with wonderful views of the Common, which could be used as a family room or study.

The tasteful and spacious kitchen is fitted with off-white Shaker style wall and base units with granite worktops. There is a double oven with warming drawer, hob with extractor over, dishwasher, fridge/freezer and second fridge which are all integrated. The adjacent utility room has space for a washing machine and separate dryer, off which is the cloakroom and the back door into the garden.

Upstairs, the principal bedroom overlooks the common and benefits from an en-suite bathroom and built-in wardrobes. There are two further double bedrooms, one of which has fitted wardrobes. The family bathroom is fitted with a white suite comprising of bath, W.C and basin.

Outside, the large rear garden is laid mainly to lawn with screening provided by mature shrubs and trees and with a timber shed. There is a patio adjoining the house. The garage has power and a light. There is driveway parking for 3 vehicles at the front.

**£825,000** *Freehold*





## LOCATION

Naphill is a popular Chiltern Village with a good range of facilities for day-to-day needs, including a Post Office, active village hall with adjoining playing field, coffee shop, public house, beauty salon, hairdressers, excellent schooling and bus service linking High Wycombe to Aylesbury. There are numerous country walks and bridleways through the areas famed Beech woodland. For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

## DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walters Ash, after about 0.4 miles turn left into Forge Road. At the end turn left and Mole Cottage can be found on the left as indicated by our For Sale board.

## Additional Information

Council Tax band D / EPC band D

## School Catchment

Primary: Naphill and Walter's Ash School  
Boys' Grammar: The Royal Grammar School;  
John Hampden; Aylesbury Grammar  
Girls' Grammar: Wycombe High School,  
Aylesbury High  
Mixed Grammar: Sir Henry Floyd  
Upper/All Ability: Princes Risborough  
(We advise checking with the individual school for accuracy and availability)

## MORTGAGE

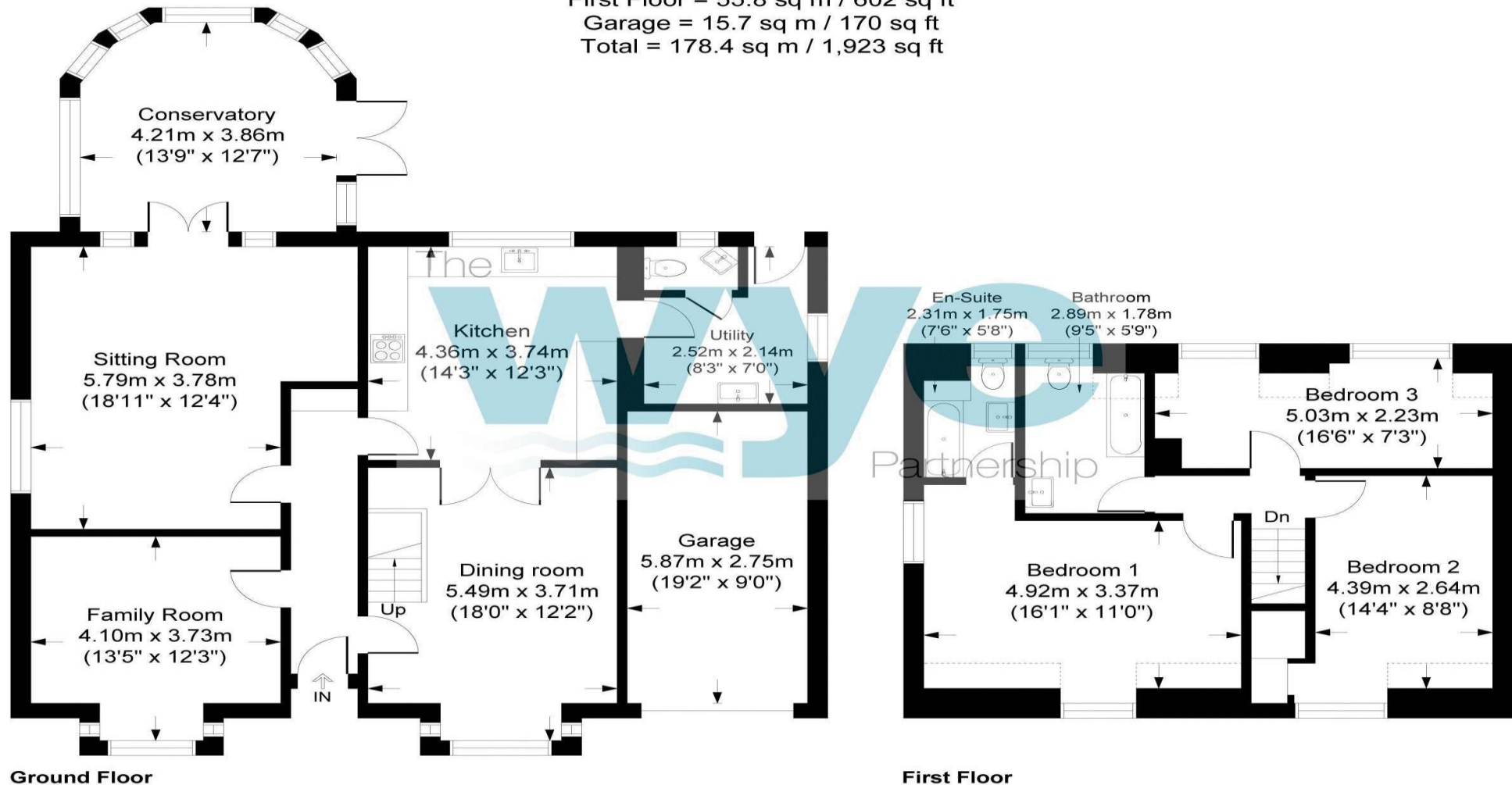
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



# Mole Cottage, Naphill Common, Naphill, High Wycombe, Buckinghamshire, HP14 4SZ

Approximate Gross Internal Area  
Ground Floor = 106.9 sq m / 1151 sq ft  
First Floor = 55.8 sq m / 602 sq ft  
Garage = 15.7 sq m / 170 sq ft  
Total = 178.4 sq m / 1,923 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.

Produced For Wye Country