



5 Wilden Mews, Naphill, Buckinghamshire, HP14 4DQ

An outstanding, three double-bedroom, three bathroom, semi-detached brick and flint house. Built in 2020 by St. Edward's Estates using traditional building techniques combined with contemporary design with high specification interiors.

Driveway | Storm porch | Entrance hall | Cloakroom | Kitchen/Dining/Living Room | Enclosed rear garden | Principle bedroom and en-suite shower room | Bedroom three | Family bathroom | 2nd Floor: Bedroom two plus ensuite shower room |

An immaculate, light, bright and airy, three-bedroom, semi-detached home located on the outskirts of Naphill village. Completed in 2020, the property was constructed using traditional building techniques with knapped flint walls whereby each stone is individually hand-laid providing a quality, character finish.

The property is accessed via automatic, electric, wrought-iron gates that lead to the house which has side driveway parking for two cars, with permission for the addition of a car port.

On entering the property through the generous entrance hall, the quality and attention to detail is immediately apparent. The stunning, contemporary, open-plan living area has been expertly designed to provide modern, flowing living, yet with clear zonal spaces. Underfloor heating throughout enables easy furniture placement in all rooms.

The high-quality, front-aspect kitchen is fitted with quartz worktops, integrated NEFF and Bosch appliances and an instant hot water tap. The breakfast bar, with feature light over, provides separation between the dining and sitting areas.

The garden is accessed both from the dining area, through a pair of French doors and from the sitting area via bi-fold doors. There is a beautiful, extended patio area with new slabs and a Summer House with power.

The property has three, double bedrooms and three bathrooms set over two floors, all with generous built-in wardrobes. The high specification bathrooms are fitted with Villeroy and Boch sanitary ware. The main bedroom and bedroom three are on the first floor. Bedroom one overlooks an allotment and woodland and has an en-suite shower room and walk in wardrobe. Bedroom three is rear aspect and accesses the lovely, family bathroom which is fitted with a white suite including a P-shaped bath and shower. Bedroom two is situated on the second floor and has two Velux windows, black-out blinds and clever, built-in shelved wardrobes and an en-suite with double, walk-in shower.

Price... £650,000 Freehold



LOCATION

Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London; trains into central London take only 23 minutes making it a perfect commuter location. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.

DIRECTIONS

From our Naphill office, proceed along Main Road towards Walter's Ash. The entrance to Wilden Mews can be found on the left hand side opposite Clappins Lane as identified by a Wye for sale board

Additional Information

Council Tax Band E

EPC Band B

Estate management charges of £20pcm

School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School Girls' Grammar; Wycombe High School Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

MORTGAGE

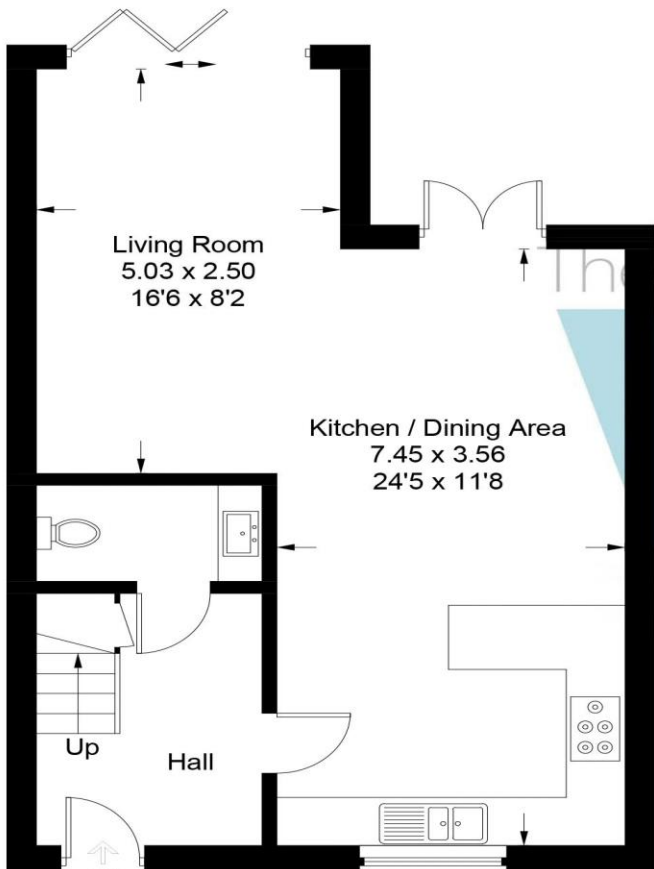
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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

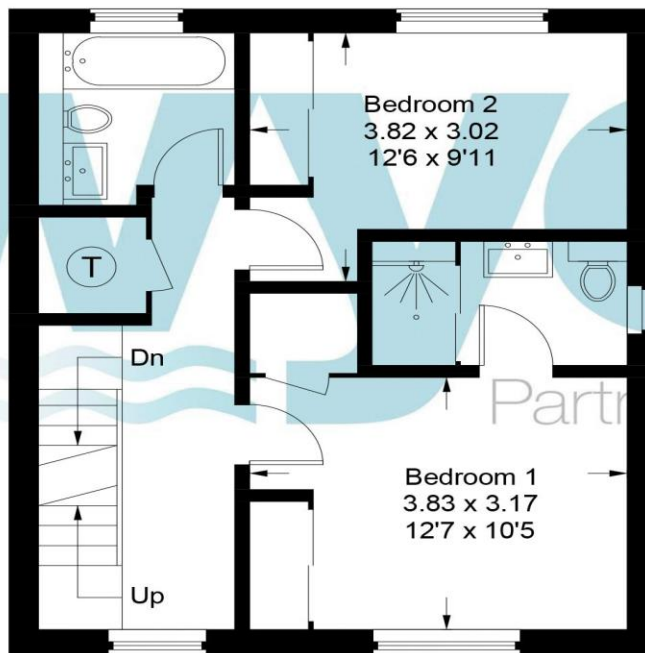


5 Wilden Mews

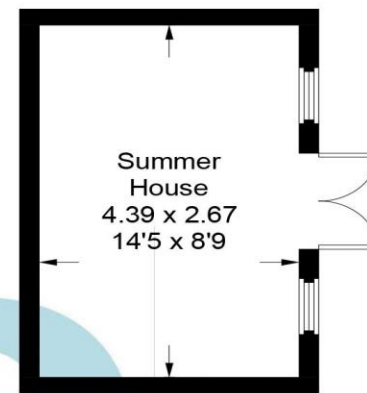
Approximate Gross Internal Area
Ground Floor = 52.4 sq m / 564 sq ft
First Floor = 44.7 sq m / 481 sq ft
Second Floor = 23.2 sq m / 250 sq ft
Summer House = 11.7 sq m / 126 sq ft
Total = 132 sq m / 1421 sq ft



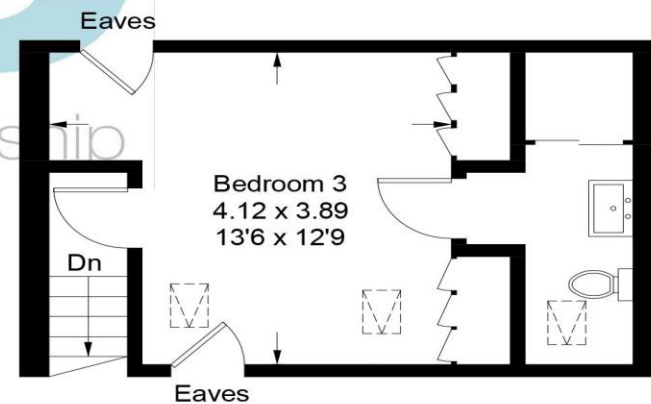
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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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