



Garden Cottage, 238a Main Road, Naphill , Buckinghamshire, HP14 4RX

A charming and extended, three bedroom cottage in the heart of Naphill Village. This three bedroom, three bathroom cottage is offered to the market with no onward chain and enjoys a stunning open plan kitchen/dining/living room with vaulted ceiling and feature log burner

Entrance Hall | Shower Room | Bedroom Three | Open Plan Kitchen/Dining/Living Room | Main Bedroom With En-Suite Bathroom | Bedroom Two | Family Bathroom | Driveway | Private Rear Garden | Wooden Outbuilding | Potential For Rear Conservatory |

Located in the heart of Naphill Village, close to village amenities and the beautiful Naphill Common, is this desirable, extended three bedroom cottage. Offered to the market with no onward chain, the property benefits from great size, flexible accommodation and stunning open plan kitchen/dining/living room.

Accessed via an entrance hall with newly installed shower room, the cottage opens up into a simply wonderful open plan living space. Measuring 24'3 x 20'5 this room really does have the 'wow' factor with a vaulted ceiling flooding the space with natural light. A well appointed and positioned kitchen with island breakfast bar, cream shaker style wall and floor mounted units, butcher block worktops, integrated dishwasher and washing machine and a 'smeg' double oven with a space for a fridge/freezer. There is plenty of space for a large dining table next to the kitchen and seating area to enjoy the feature log burner, on a slate hearth and the access to the garden via double patio doors. Also off this room is bedroom three.

Upstairs, the extension can be fully appreciated, now with a principle bedroom measuring over 16', and an en-suite with a three piece bathroom suite including a bath. There is another good size double bedroom with the use of the family bathroom with a corner shower with 'aqua tronic' electric shower.

To the front is a paviour driveway with parking for two cars. The garden is approximately 150' deep and is accessed via the patio doors to the rear or via a gated side pathway from the front. Currently laid to patio, for ease of maintenance, the good size level rear garden is enclosed by closed board fencing and shaped borders. At the bottom is a well built wooden outbuilding with lighting and power, which would make an ideal home office.

Price... £549,950 *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 a short distance along Main Road toward Walters Ash and the cottage can be found on the righthand side just before Woolands Drive on the left.

Additional Information

EPC EER Rating C

Council Tax Band C

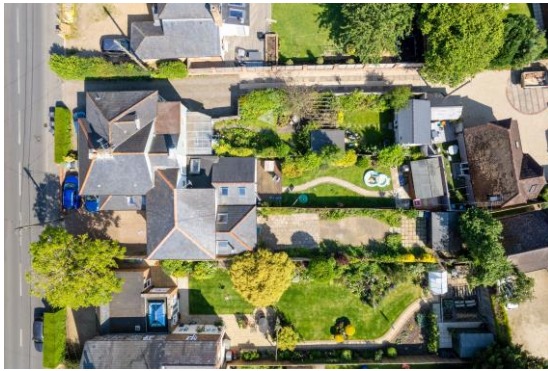
School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School; John Hampden; Aylesbury 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

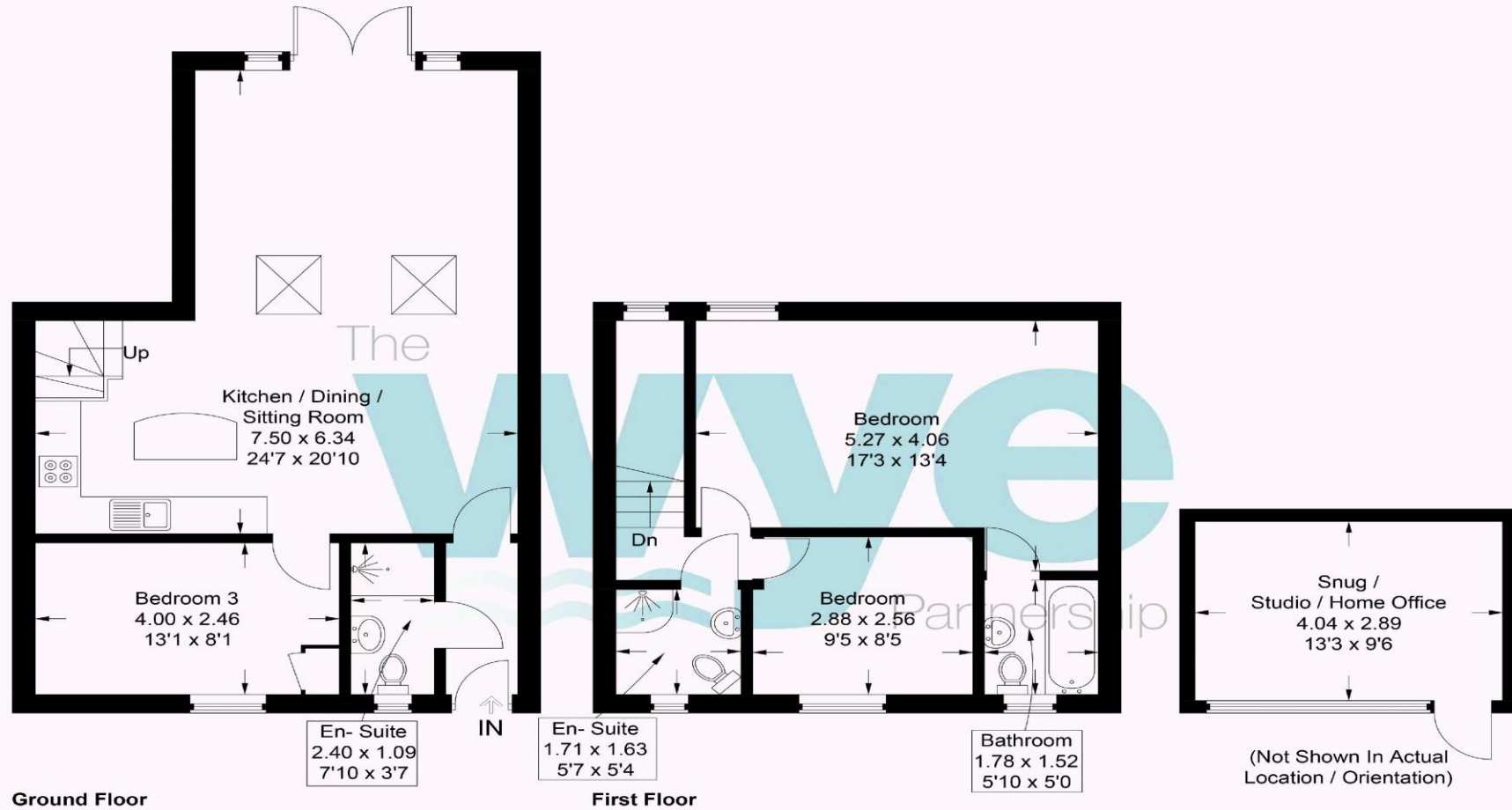
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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Garden Cottage. 238A Main Road

Approximate Gross Internal Area
Ground Floor = 56.0 sq m / 603 sq ft
First Floor = 38.4 sq m / 413 sq ft
Snug / Studio / Home Office = 11.7 sq m / 126 sq ft
Total = 106.1 sq m / 1,142 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.

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The **wye** Partnership