



64 Main Road, Naphill, Buckinghamshire, HP14 4QB

An individual, 1940's bay fronted detached property, situated in the popular village of Naphill. The house has a very traditional feeling and layout and could benefit from some general updating with potential to extend subject to planning permission.

| Storm Porch | Entrance hall | Living Room | Kitchen/Diner | Utility Area | Three Bedrooms | Family Bathroom | Front Garden | Driveway | Garage | Rear Gardens |

Located in the ever popular village of Naphill is this charming, 1940's bay fronted detached home. Offered to the market with no onward chain, the property has been lovingly maintained by the family but would now benefit from a degree of updating and offers potential to extend subject to planning permission.

Accessed via a welcoming entrance hall, to the front of the property is a good size living room with feature brick fireplace and bay window. To the rear is an open plan kitchen/diner with utility area and patio doors lead to the garden. It wouldn't take much to transform this space into a contemporary eat in kitchen with breakfast island.

Upstairs are three bedrooms, with the main bedroom enjoying a rear, double aspect over the garden and open countryside beyond. Another excellent size double bedroom is to the front along with a single bedroom, ideal for a nursery or home office. The modern family bathroom comprises a walk in corner shower, sink and wc.

A particular feature of the property are the pretty and generous gardens. To the front, enclosed by mature hedging is a pretty garden with an area of lawn, beautiful mature shrubs and planting, framing the pathway to the front door. To the rear, the garden offers a level area with large patio area and lawn enclosed by mature trees and fencing and borders stunning open fields at the back. A driveway to the side leads to a garage

This wonderful, period property is a great opportunity for someone to put their own stamp on a detached property in the picturesque village of Naphill.

Price... Guide Price £600,000

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. 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 office in Naphill, proceed along Main Road towards Hughenden Valley. After about 0.5 mile you will find the property on the left as indicated by our sales board

ADDITIONAL INFORMATION

EPC EER Rating E

Council Tax Band Rating E

SCHOOL CATCHMENT

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

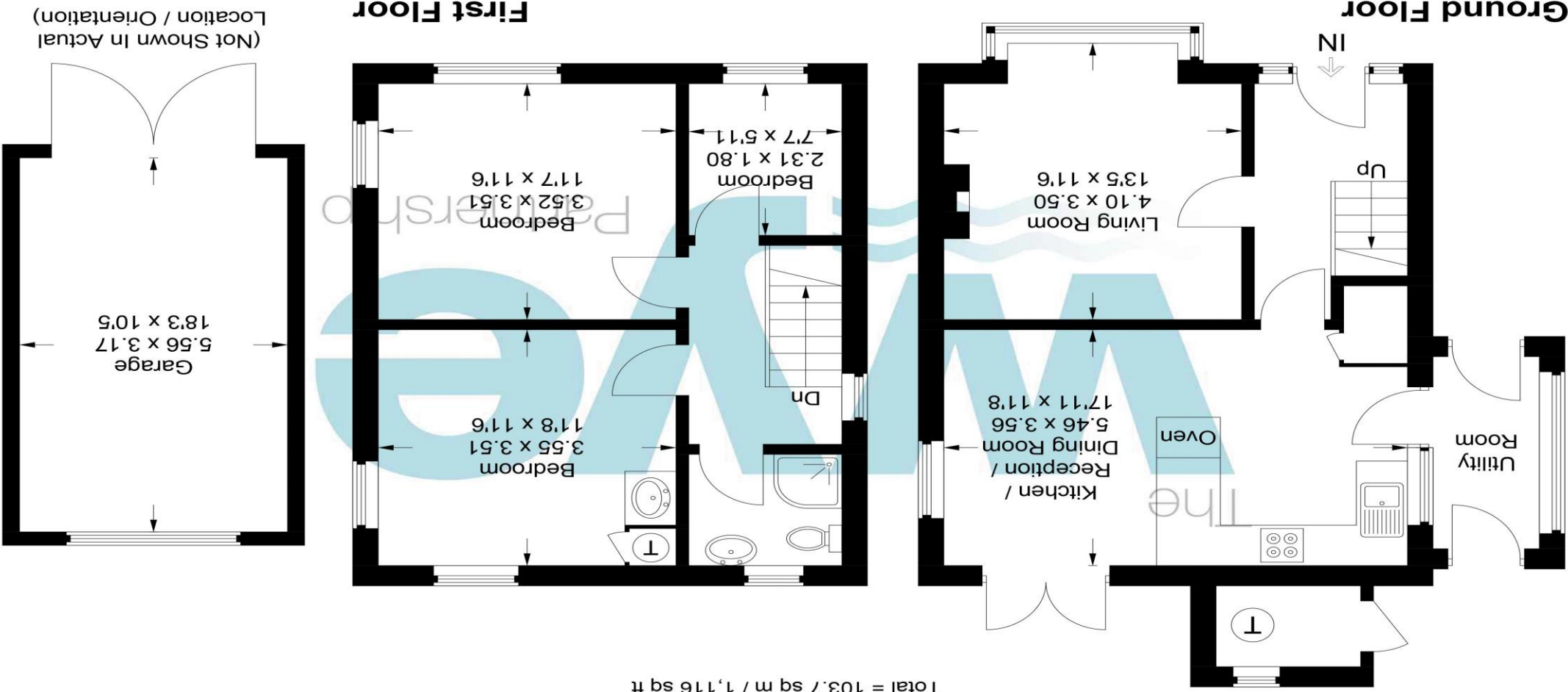
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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.



64 Main Road

Approximate Gross Internal Area
 Ground Floor = 45.2 sq m / 486 sq ft
 First Floor = 39.0 sq m / 420 sq ft
 Outbuildings = 19.5 sq m / 210 sq ft
 Total = 103.7 sq m / 1,116 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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