



Fairholm, Naphill Common, Naphill, Buckinghamshire, HP14 4RF

*Fairholm is an exquisite, four bedroom detached family home, perfectly situated on Naphill Common with views and access over ancient woodland. This extended, high quality family home, benefits from four double bedrooms and a stunning bespoke kitchen with separate dining room, family area and additional sitting room.*

**| Entrance Porch | Entrance Hall | Sitting Room | Dining Room | Cloakroom/Utility | Kitchen/Diner | Garage | Office | Landscaped Gardens | Four Double Bedrooms | En-Suite | Family Bathroom | Gated Driveway |**

Nestled in the heart of the popular village of Naphill on a private lane, with an outlook over ancient woodland, Fairholm is a house of considerable quality in an idyllic location. Extended to provide spacious family accommodation, the property boasts four double bedrooms and a simply stunning, bespoke kitchen/diner. With a gated pavior driveway and modern sash windows to the front, the property epitomises 'curb appeal'.

Accessed via a large double aspect entrance porch into a hallway there is an initial, relaxing sitting room to the left with a front outlook. To the right is a further reception room currently utilised as a dining room also enjoying a front and side aspect. A handy cloakroom and utility room, off this room is cleverly designed to incorporate wall mounted units, vanity hand wash basin over space for a washing machine and drier.

Flowing seamlessly from the dining room is the high quality, bespoke kitchen/diner/family room. Truly the heart of the home, there is ample storage in a range of floor and wall mounted units incorporating an inset induction hob, integrated double ovens, dishwasher and American style fridge freezer. Two sets of double sliding doors provide a perfect link to the garden beyond and flood this area with natural light. An island and contrasting breakfast bar provide additional kitchen work space with the whole kitchen benefitting from quartz counter tops.

Upstairs are four double bedroom, all with fitted wardrobes. The principle bedroom enjoys an outlook over the rear garden and comes with an en-suite featuring a three piece bathroom suite including a walk-in corner shower and benefits from under floor heating. The two double bedrooms to the front, enjoy an enviable view over Naphill Common, with the final bedroom overlooking the garden. A modern family bathroom, with quality sanitary wear completes the accommodation.

To the rear of the house is the beautifully designed garden, laid mainly to lawn and enjoying a high degree of privacy, with closed boarded fencing and mature hedging. A slate tiled path runs around the garden and leads to a corner patio area, perfect for capturing the evening sunshine and a further patio area has a hot-tub included in the sale. An attached garage to the side of the property can be accessed from the garden with the added bonus of a self contained office to the rear overlooking the garden.

The gated, pavior driveway to the front provides ample parking and electric charging points all enclosed by mature hedging. The outlook over the woodland to the front is magnificent.

**Price... £1,250,000**    *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 Naphill office, proceed along Main Road towards Hughenden Valley. Turn right into Chapel Lane and at the end of the road turn left onto Naphill Common. The property to be sold can be found on the left hand side.

## ADDITIONAL INFORMATION

Council Tax Band G  
EPC EER Rating C

## SCHOOL CATCHMENT 2024/25

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

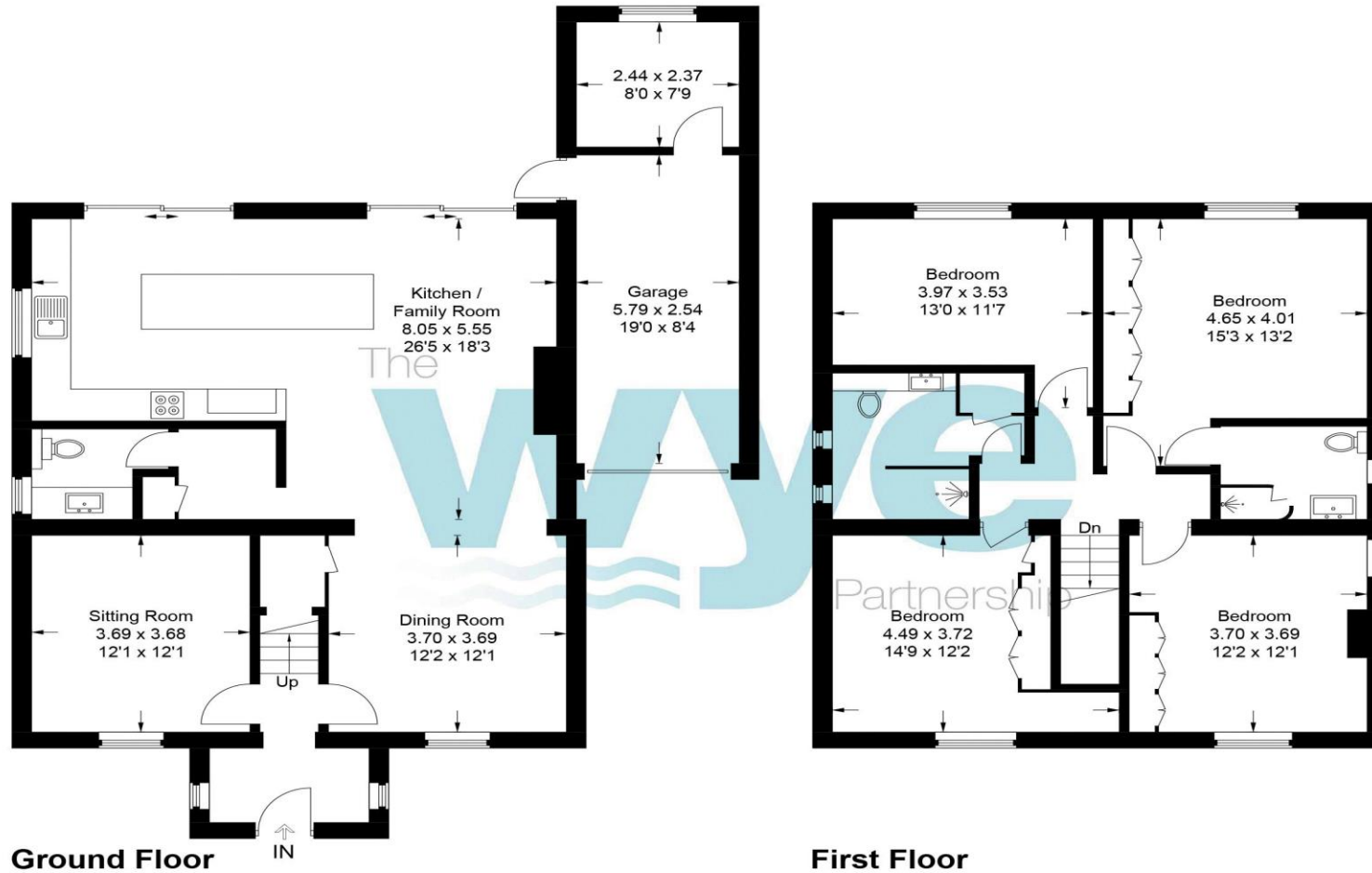
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# Fairholm

Approximate Gross Internal Area  
Ground Floor = 83.2 sq m / 895 sq ft  
First Floor = 79.1 sq m / 851 sq ft  
Garage = 20.9 sq m / 225 sq ft  
Total = 183.2 sq m / 1,971 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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