



Oak Cottage, Christopher Close, Naphill, Buckinghamshire, HP14 4SF

A beautifully presented and stylish, four/five bedroom chalet style family home, ideally located on a corner plot at the end of a quiet cul-de-sac in the popular village of Naphill. Skillfully extended and designed to create a substantial family home with versatile accommodation and a breathtaking 31'4ft kitchen/dining/family room with bi-folds onto a large patio and garden.

| Entrance Hall | Living Room | 4/5 Bedrooms | En-Suite | Inner Hallway | Study/Family Room | Cloakroom | Kitchen/Diner/Family Room | 2 En-Suites | Family Bathroom | Driveway | Garage | Studio |

Oak Cottage is a stylish and beautifully presented four/five bedroom home, ideally situated in a quiet cul-de-sac in the popular village of Naphill. Skillfully extended and designed by the current owners, the property sits on a wonderful corner plot and genuinely offers spacious and versatile accommodation over two floors. All fixtures and fittings including the three bathrooms and kitchen are fitted to a high specification all adding to the quality of this family home.

Accessed across a gravel driveway the quality of the interior is immediately apparent, from the beautiful tiled hallway, to the quality oak doors throughout. On the right of the hallway is a comfortable living room with front aspect and to the left is great size double bedroom with a luxurious en-suite shower room. A fifth bedroom/study/family room, cloakroom and coat/boot cupboard are also off the hallway.

To the rear of the house is the simply breathtaking 31'4 x 15'6 ft kitchen/dining/family room. Truly the heart of the home, this wonderful space benefits from underfloor heating and 5m bi-fold doors bringing the outside in. The area is flooded with natural light and has been designed to flow through the well designed zoned spaces, from the central kitchen island with breakfast bar, dining area with feature ceiling lighting and seating/tv area. A perfect space for family living both inside and out. A well quipped handy utility room is located off the seating area with access to the front/side of the property.

Accessed from the hallway via a staircase with solid wood balustrades are three further double bedrooms. The largest of these is located to the rear with beautiful views over the garden and countryside beyond, built in wardrobes and en-suite with walk-in-shower. Two further double bedrooms enjoy front aspects with the use of a family bathroom. To the rear of the property is a great size garden bordered by mature trees, providing a high degree of privacy. Leading from the bi-fold doors to the kitchen/diner is a large patio, perfect for entertaining and outside living with the rest of the garden laid mainly to lawn. Access is available from both sides of the property including the garage.

To the rear of this is a self-contained, studio, ideal for a music room, den or home office. The gravel driveway to the front provides plenty of parking and adds to the overall aesthetic of this stunning home.

Price... £995,000 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 towards High Wycombe where Christopher Close can be found a short distance on the left. Proceed to the end of the cul-de-sac and Oak Cottage can be found in the left hand corner.

ADDITIONAL INFORMATION

EPC EER Rating C
Council Tax Band E

SCHOOL CATCHMENT 2024/2025

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 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.

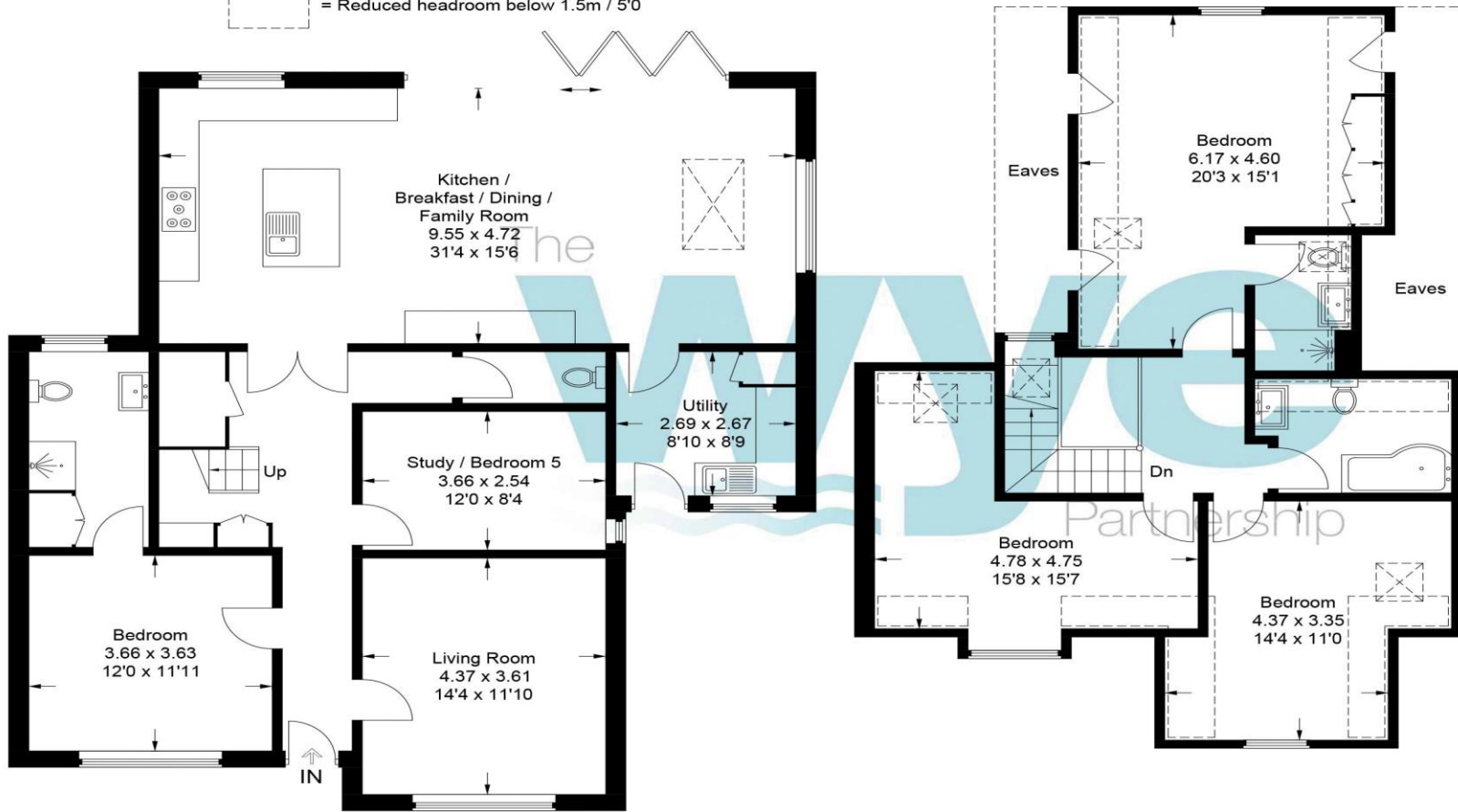


Oak Cottage

Approximate Gross Internal Area
 Ground Floor = 121.3 sq m / 1,306 sq ft
 First Floor = 77.7 sq m / 836 sq ft
 Garage / Studio = 22.2 sq m / 239 sq ft
 Total = 221.2 sq m / 2,381 sq ft



= Reduced headroom below 1.5m / 5'0"



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