



1 Smiths Road , Walters Ash , Bucks, HP14 4EL

Immaculate four bedroom detached family home built in 2022. The house enjoys an abundance of natural light and offers a stunning 30'6 kitchen/diner overlooking the rear gardens. Four good size bedrooms, two bathrooms, living room and study provide a perfect layout for family living.

Storm Porch | Entrance Hall | Study | Living Room | Cloakroom | Kitchen/Diner | Utility Room | Four Bedrooms | En-Suite | Family Bathroom | Driveway | Double Garage | Rear Gardens |

Built in 2022 by renowned builders, Dandara Homes, number one Smiths Road sits at the entrance to a small modern development of quality homes. This modern, immaculate, detached home provides spacious family accommodation in a quiet location with a generous enclosed garden.

Upon entering the property, the abundance of natural light throughout the house is immediately apparent. The welcoming entrance hall leads to a cozy, double aspect, living room with shutters to each window. Shutters are provided throughout the house to add that touch of quality. Also off the entrance hall is a study, with a front aspect, and handy large cloakroom. Truly the heart of the home is the impressive 30'6 kitchen/diner running across the rear of the property, overlooking the garden. Fitted with a modern kitchen featuring a range of white wall and floor mounted units, with granite work tops, and the usual integrated appliances. With ample space for a large dining table, three windows and double patio doors, this wonderful room is perfect for entertaining and family living. Amtico flooring adds a further touch of quality. There is also a very handy utility room off the rear of the kitchen.

To the first floor are four good size bedrooms. The principle bedroom enjoys a front aspect, fitted mirrored wardrobes and a great en-suite shower room with tiled flooring and walk-in-shower. Bedrooms three and four enjoy a rear aspect over the garden and bedroom two overlooks the front with a double aspect. A large family bathroom completes the accommodation with a three piece bathroom suite comprising bath, shower over, W.C. and vanity hand wash basin.

To the rear of the property is a generous walled garden, laid mainly to lawn and perfect for children's games, family barbeques and relaxing Summer evenings. A large double drive to the side of the house provides parking for several cars, an electrical charge point and leads to a double garage with vaulted ceiling measuring an impressive 20' x 20'. Pretty landscaped garden areas to the front and side of the house add to the appeal of the property.

Price... £795,000 Freehold



LOCATION

Naphill/Walters Ash 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 passing Pursells Meadow and towards Walters Ash. Turn right into Clappins Lane and the second left into Smiths Road. Number one can be found immediately on the left

ADDITIONAL INFORMATION

EPC Band B

Council Tax Band F

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

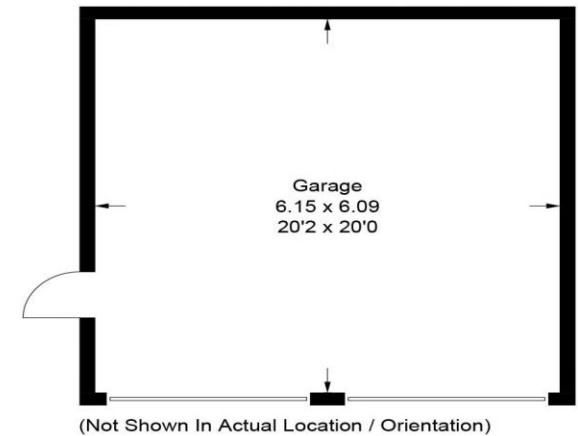
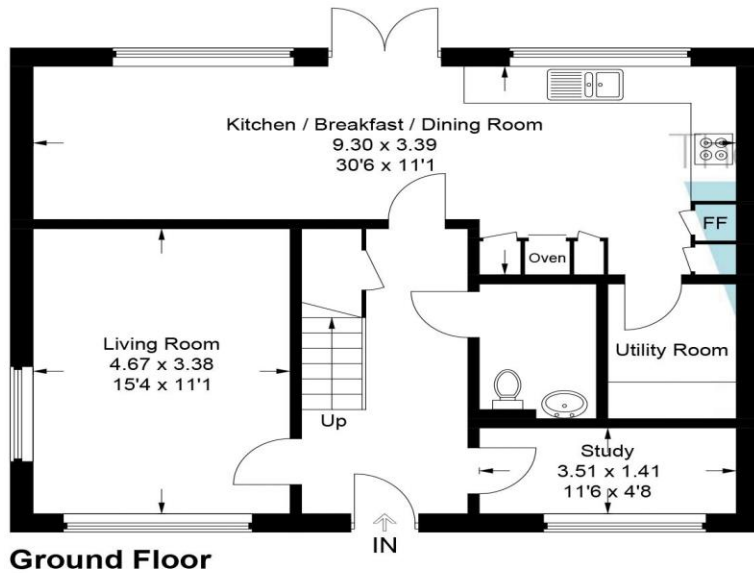
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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1 Smiths Road

Approximate Gross Internal Area
Ground Floor = 68.2 sq m / 734 sq ft
First Floor = 67.9 sq m / 731 sq ft
Garage = 37.5 sq m / 404 sq ft
Total = 173.6 sq m / 1,869 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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