



1 St Ann's Cottages, 161 Main Road, Naphill, Buckinghamshire, HP14 4SB

An immaculately presented, four bedroom, extended, Edwardian semi-detached house with a lovely, level and private garden in a popular location.

Hall | Living room | Dining room | Extended kitchen | Cloakroom | Utility room | Four bedrooms | Bathroom + ensuite shower room | Garage + driveway parking | Garden

The property is one of a pair of classic Edwardian semi-detached houses which has been sympathetically extended and updated to create a light, bright comfortable home with a lovely garden.

The front door is at the side of the house leading into the hall with the sitting room on the right. This well-proportioned room has a bay window overlooking the front and a feature fireplace containing a log burner.

The formal dining room is to the left with the large understairs cupboard for storage and a window overlooking the side. The extended kitchen follows on and is fitted with a comprehensive range of white kitchen units and plenty of work surface with a dual fuel range cooker, integrated dishwasher and space for a large, fridge-freezer. A window at the far end overlooks the lovely garden. An opening to the side leads into the utility room with space for a washing machine and drier on one side and the cloakroom on the other,

A door between the utility and dining room leads out to the side covered area, ideal for log and shoe/welly storage, and from there to the garage.

On the first floor are three bedrooms and the family bathroom. The main bedroom is front aspect (with a storage cupboard over the stairs). There is another side and rear aspect, double bedroom and a generous, single bedroom overlooking the back garden. The family bathroom is fitted with a white suite comprising of bath (with shower over), W.C. and basin.

A further staircase leads up to a landing and into the loft bedroom with side window, eaves' storage and ensuite shower room.

Outside, the property is approached across a wide entrance with a small front garden bounded by a low, brick wall. There is driveway parking to the side of the house leading to the garage which has an up-and-over door, power and light. The lovely back garden is level and very private with mature planting including a Japanese garden with lights for the summer evenings. There is power to both the summer house and the shed.

Price... £650,000 *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 follow Main Road towards Walters Ash for approximately 1/4 mile where the house will be found on the left hand side.

ADDITIONAL INFORMATION

EPC rating E

Council tax band E

SCHOOL CATCHMENTS 2025/6

Primary: Naphill and Walters Ash Combined School
Boys' Grammar: The Royal Grammar School, John Hampden Grammar School, Aylesbury Grammar School.

Girls' Grammar: Wycombe High School, Aylesbury High School.

Mixed Grammar: Sir Henry Floyd

Upper School: Princes Risborough Secondary School.

(we recommend you check availability at specific schools)

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.



161 Main Road

Approximate Gross Internal Area
 Ground Floor = 56.6 sq m / 609 sq ft
 First Floor = 48.3 sq m / 520 sq ft
 Second Floor = 17.3 sq m / 186 sq ft
 Garage / Outbuilding = 26.5 sq m / 285 sq ft
 Total = 148.7 sq m / 1600 sq ft

