

The Keys, Louches Lane, Naphill, Buckinghamshire, HP14 4QF

A well-presented, four bedroom, two-bathroom, mid-terraced house in a peaceful location opposite allotments in the heart of Naphill village. No Onward Chain

Porch | Entrance hall | Shower/Cloakroom | Through lounge-dining room | Kitchen | Four bedrooms | Family bathroom | Garage

Built on the site of a Victorian church school, The Keys is the centre property in a terrace of three overlooking allotments in the centre of the village.

The property is accessed via a brick and sealed-unit porch via a front door into the hallway. Immediately on the left is the shower room which is fitted with a white suite comprising of back-to-the wall W.C. and basin with a quadrant shower and part-tiled walls. There is a generous coats' cupboard and smaller downstairs' cupboard.

The door to the through lounge-dining room is on the right of the front door. The lounge area has a double-aspect bay window overlooking the front and a feature chimney in the centre of the room dividing the two areas which is fitted with a gas-coal effect fire. Space either side of the chimney leads through to the dining room which has bi-fold doors opening to the patio and garden beyond and a door through to the kitchen.

The kitchen is rear aspect and has been fitted with a Mobalpa kitchen with mainly jade-coloured, Shaker-style units and solid timber work tops. There is a five ring Smeg gas hob, Bosch double oven, and space for an under-counter fridge freezer, dishwasher and washing machine plus a door to the back garden.

The original banisters have been replaced with stylish, glass balusters and timber newel posts and handrails. There is access on the landing to the loft hatch and the airing cupboard. There are four bedrooms; the main bedroom (with built in wardrobes) and second bedroom overlook the allotments with the other two being rear aspect- the third bedroom also has built in wardrobes. The family bathroom is rear aspect and is fitted with a white, heritage-style suite comprising of panel-enclosed bath, W.C. and basin.

Doors from the rear of the house lead into the garden which is enclosed and private with two areas of patio; one adjacent to the house and the other at the end of the garden. The garden is landscaped with raised beds containing mature shrubs and plants. A path leads to the door at the back of the garage which has power and light and an up and over electric door. The garage is accessed via a private driveway serving the six properties on the school site. There is on street parking outside the house in addition to the garage.

Price... £550,000 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 High Wycombe for approximately half a mile. Louches Lane is a turning on the right immediately before the allotments and The Keys is on the right at the beginning of the road.

Additional Information

EPC band C

Council Tax band E

School Catchments 2025/6

Primary: Naphill and Walters Ash combined school
Boys' Grammar: The Royal Grammar School, John Hampden School, Aylesbury Grammar School
Girls' Grammar: Wycombe High School, Aylesbury Grammar School
Mixed Grammar: Sir Henry Floyd School
Upper : Princes Risborough School (We recommend you check availability in specific schools)

MORTGAGE

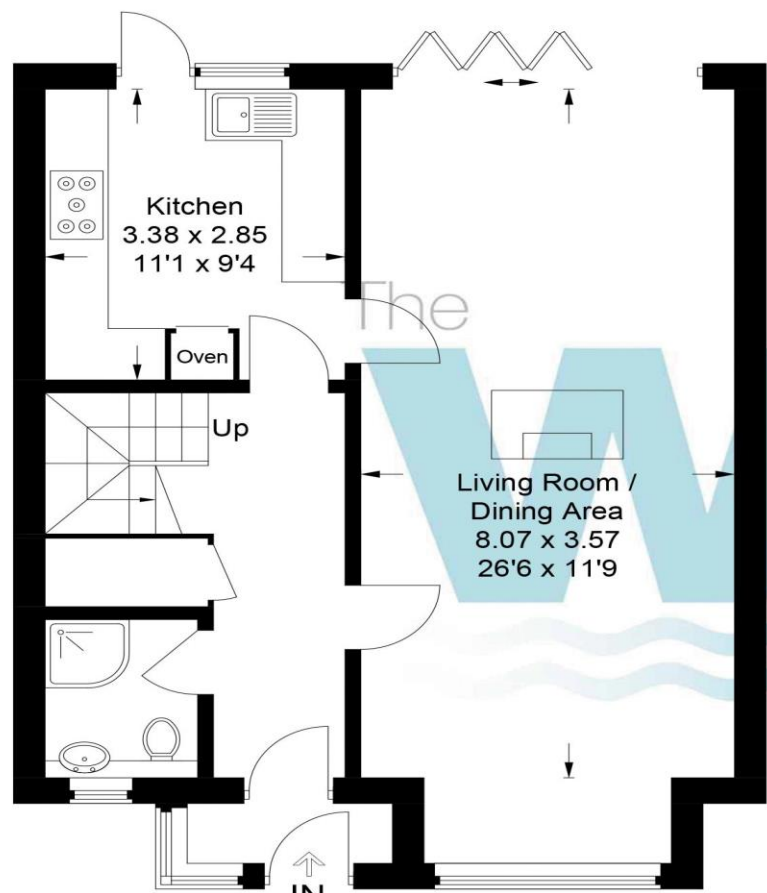
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

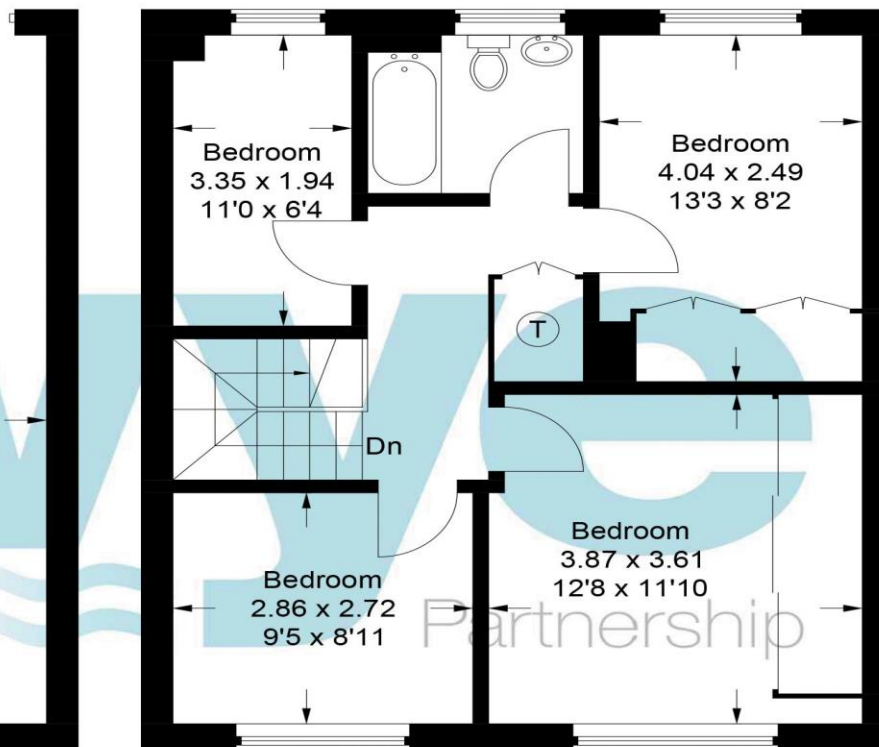


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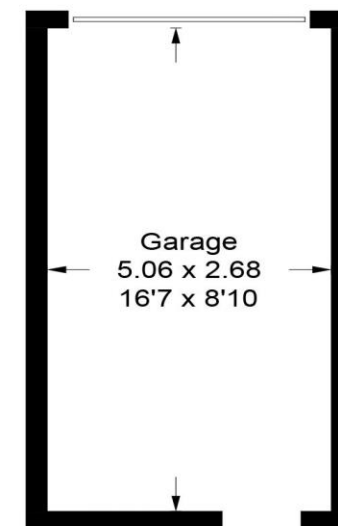
Approximate Gross Internal Area
 Ground Floor = 58.0 sq m / 624 sq ft
 First Floor = 52.7 sq m / 567 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 125.9 sq m / 1,355 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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