



29 Main Road, Naphill, Buckinghamshire, HP14 4QD

Large, attractive four bedroom detached family home in the heart of Naphill. With no onward chain the property boasts four double bedrooms, two bathrooms, cloakroom, three reception rooms, utility room and kitchen/breakfast room. Level South facing garden, large driveway and double garage.

| Storm Porch | Entrance Hall | Cloakroom | Study | Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility Room | Integral Double Garage | Four Bedrooms | En-Suite to Principal Bedroom | Family Bathroom | South Facing Rear Garden | Landscaped Front Garden | Driveway |

Offered to the market with no onward chain is this imposing, attractive four bedroom family home. Located in the heart of the popular village of Naphill with village amenities all within a short walk, including post office and shop, village green with community cafe and public house. This much loved family home is perfect for a growing family and offers scope for remodeling, updating and extending subject to the usual consents.

The property is accessed via a generous and welcoming entrance hall with a return staircase to the first floor, handy cloakroom and links to the living accommodation. Firstly, a traditional study overlooks the front garden and driveway with the main sitting room enjoying a double aspect over the rear and front of the property. Accessed via double doors from the sitting room or the hallway is a separate dining room. This could easily be knocked through to the kitchen to create a large kitchen/diner running across the back of the house. The kitchen/breakfast room is already a good size at 17'3 in length and offers space for a dining area. The utility room, housing a new boiler and access to the garage and garden is off the kitchen.

Upstairs are four double bedrooms. The main bedroom enjoys a rear aspect overlooking the garden, fitted wardrobes and an en-suite shower room. The family bathroom comprises of a three piece suite including bath. Two further bedrooms enjoy the rear aspect whilst bedroom two overlooks the front and benefits from fitted wardrobes.

To the rear of the property is a good size garden enjoying a Southerly aspect. Laid mainly to lawn bordered by mature hedging, trees and closed boarded fencing the garden is perfect for families being enclosed and an ideal space to enjoy those late Summer evening and al-fresco dining.

To the front, there is an area of landscaped garden bordering a driveway providing plenty of parking space, leading to the double garage with two electric up and over doors.

Price... Offers in the Region Of £750,000 *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 along Main Road towards Hughenden Valley. After about 0.5 mile you will find the property on the right just before the village shop, as indicated by our For Sale board

ADDITIONAL INFORMATION

Council Tax Band G
EPC EER Rating C

SCHOOL CATCHMENT 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

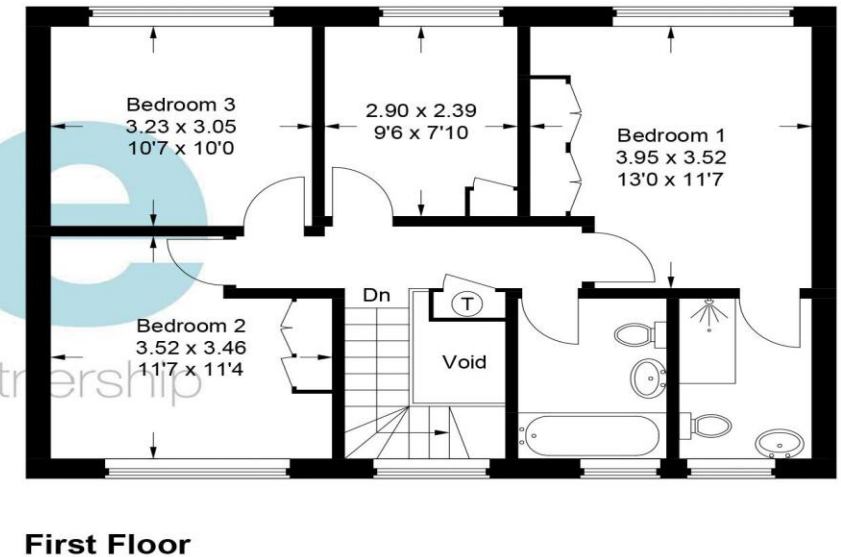
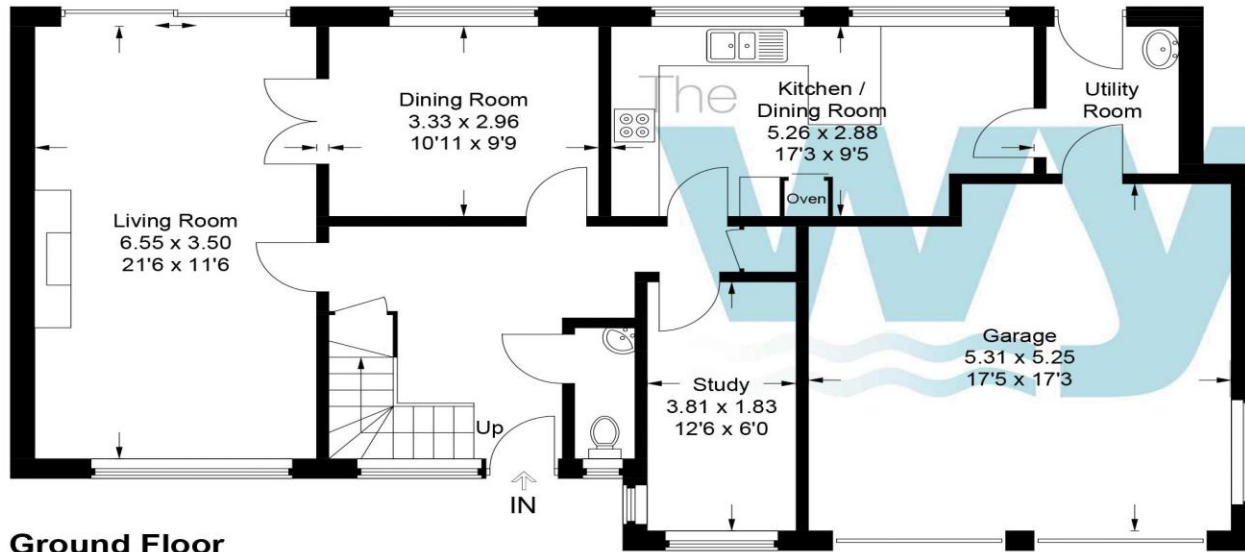
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



29 Main Road, Naphill

Approximate Gross Internal Area
Ground Floor = 105.1 sq m / 1,131 sq ft
First Floor = 60.7 sq m / 653 sq ft
Total = 165.8 sq m / 1,784 sq ft
(Including Garage / Excluding Void)



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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