



2 Cherrycroft Drive, Naphill, Buckinghamshire, HP14 4QG

A magnificent four bedroom detached family home in the heart of Naphill village in a quiet cul-de-sac. Extensively updated by the current owners, the property is flooded with natural light with a sensational kitchen/diner and separate living room with huge skylights. Quality fixtures and fittings throughout have created a stunning house.

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

A beautifully presented four bedroom detached family home of considerable quality. Expertly updated over the years by the current owners, the attention to detail and high specification fixtures and fittings have created an outstanding home. The property is ideally located in a quiet cul-de-sac enjoying a westerly rear outlook over the Naphill 'Crick' beyond.

Entered via a storm porch with wooden pillars, a welcoming entrance hall with stunning tiled wood effect flooring provides access to all rooms. Solid oak doors throughout the house add to the overall quality and the whole house enjoys an abundance of natural light throughout. Firstly, with a front aspect is the study with fitted bookshelves and cupboards, an ideal space for home working and studying. There is a handy cloakroom and utility room with side access. To the right of the hallway is gym/family room, leading to an integral garage. Truly the heart of the home is the high specification, exquisite, kitchen/diner/breakfast room. Flooded with natural light from the large skylight and bi-fold windows overlooking the garden. Fitted with a range of floor and wall mounted units with granite worktops, kitchen island with inset sink and seating and integrated double ovens, wine cooler, dishwasher, microwave and inset induction hob. Ample space is available for a large dining table, perfect for entertaining and family living. Underfloor heating runs from the kitchen/diner through to the living room. From the kitchen, double glass doors lead seamlessly through to the breathtaking living room. At over 23' long this is the perfect space to relax and enjoy the outlook over the garden through the bi-fold doors, with a further large skylight creating a light filled room.

Upstairs are the four bedrooms and bathrooms. The principle bedroom enjoys a rear aspect with far reaching views over the 'crick' and an en-suite shower room with feature tiled wall in the walk in shower. Bedroom four is currently used by the owners as a dressing room with fitted wardrobes, however, this can easily revert to a good size bedroom. Also enjoying the views is bedroom three, a good double room. Bedroom two is the largest of the four with a front aspect. Typifying the quality of the house is the family bathroom, beautifully designed and providing a feature roll top bath and huge walk-in-shower with feature tiled flooring and contrasting tiled walls. To the rear of the property is the delightful West facing garden. An initial slate tiled patio area provides a wonderful, tranquil space for al-fresco dining and entertaining. The rest of the garden is laid mainly to lawn with mature hedging and planting giving a high degree of privacy with the 'crick' beyond. To the front is a paved driveway providing plenty of parking.

Price... £895,000 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

Proceed from our office in Naphill along Main Road towards Hughenden Valley. Turn right into Louches Lane and right again into Cherrycroft Drive.

ADDITIONAL INFORMATION

Council Tax Band F
EPC EER Rating C

SCHOOL CATCHMENT

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

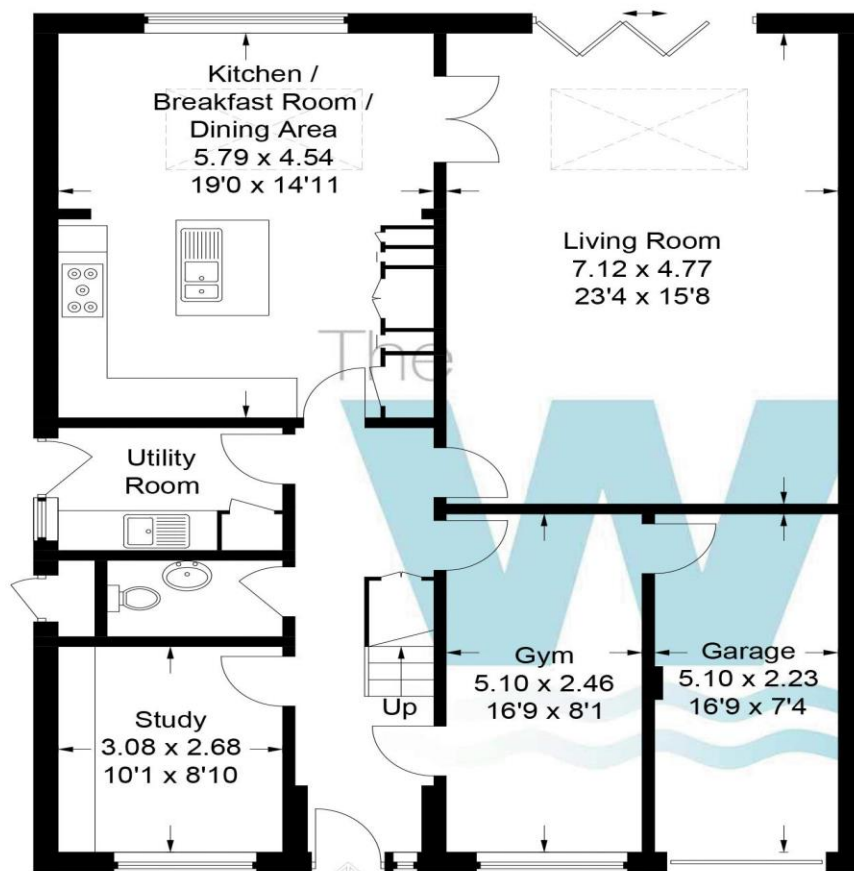
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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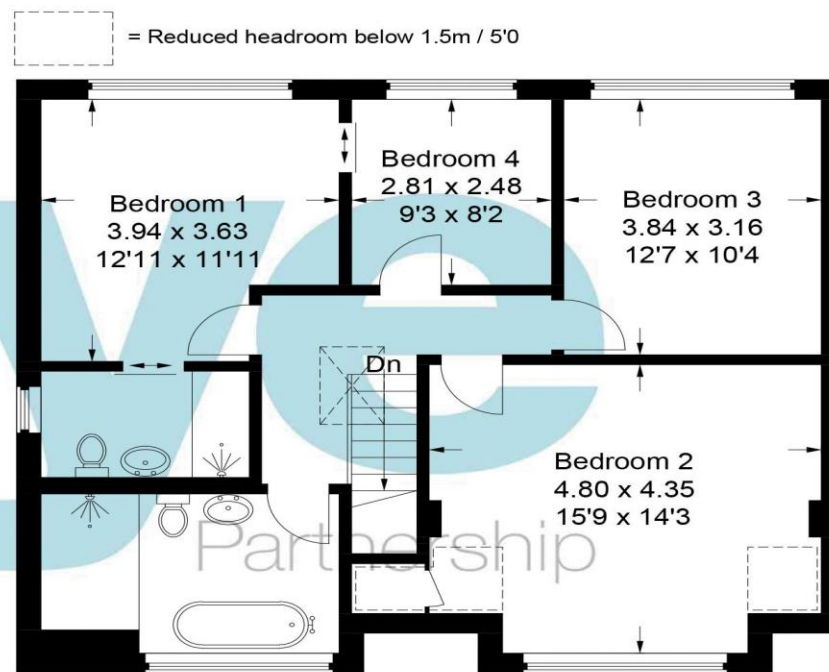


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Approximate Gross Internal Area
 Ground Floor = 117.7 sq m / 1,267 sq ft
 First Floor = 78.0 sq m / 839 sq ft
 External Cupboard = 0.6 sq m / 6 sq ft
 Total = 196.3 sq m / 2,112 sq ft



Ground Floor



First Floor

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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