



31 Battingswood Gardens, Naphill, Buckinghamshire, HP14 4SR

A modern detached chalet bungalow offered to the market with no onward chain, enjoying a non-estate location close to village amenities.

| Study | Cloakroom | Bedroom One | En-Suite | Sitting/Dining Room | Kitchen | Utility Room | Integral Garage | Two Further Double Bedrooms | Two En-Suites | Front and Rear Gardens |

A modern, detached chalet bungalow, situated in the heart of Naphill in a quiet cul-de-sac yet close to village amenities. Built in 2008/2009, to an exacting standard, the bungalow has been beautifully maintained and provides spacious and versatile accommodation with three double bedrooms all en suite, and excellent size, study, sitting/dining room, bespoke kitchen and utility.

Approached via a block paved driveway, leading to the front door and garage, there is a generous and welcoming entrance hall with a handy cloakroom and access to the study with a front aspect and laminate wood flooring. Bedroom two is located on the ground floor with a bay window, built in wardrobes and en-suite featuring a walk in double shower, bath and ceramic tiled flooring.

The triple aspect sitting/dining room measures in excess of 27 feet and offers ample space for a dining area adjacent to the kitchen and living area with patio doors onto a patio and wonderful gardens. The bespoke kitchen, with island, has a range of oak, wall and floor mounted units with granite work tops overlooks the garden to the rear. There is a range cooker, integrated dishwasher and fridge freezer. Off the kitchen is the utility room with access to the garage, matching wall and floor mounted units and space for washing machine and washer drier.

Upstairs are two further large double bedrooms off the landing, both with en-suite bathrooms. Bedroom one enjoys a rear aspect with built in wardrobes and en-suite with corner shower. Bedroom three to the front of the property also has built in wardrobes and en-suite with both corner shower and large bath. These large bedrooms, measuring 16x14 are both flooded with natural light from large windows.

Being on a corner plot, the wrap around gardens enjoy a high degree of privacy. Beautifully landscaped and maintained, there is a patio area off the sitting room, perfect for entertaining and a large expanse of lawn. Closed boarded fencing and mature borders within raised 'railway sleepers' enclose this stunning garden. The lawn wraps around to the side of the bungalow making a perfect space for a kids play area or trampoline.

Offered to the market with no onward chain, this immaculate property would make a perfect family home or potential downsize.

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; 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 Purssells Meadow and towards Walters Ash. Turn right into Clappins Lane and second right into Battingswood Gardens. The property can be found at the end of the cul-de-sac on the left hand corner.

Additional Information

EPC EER Rating C

Council Tax Band F

School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School; John Hampden; Aylesbury 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

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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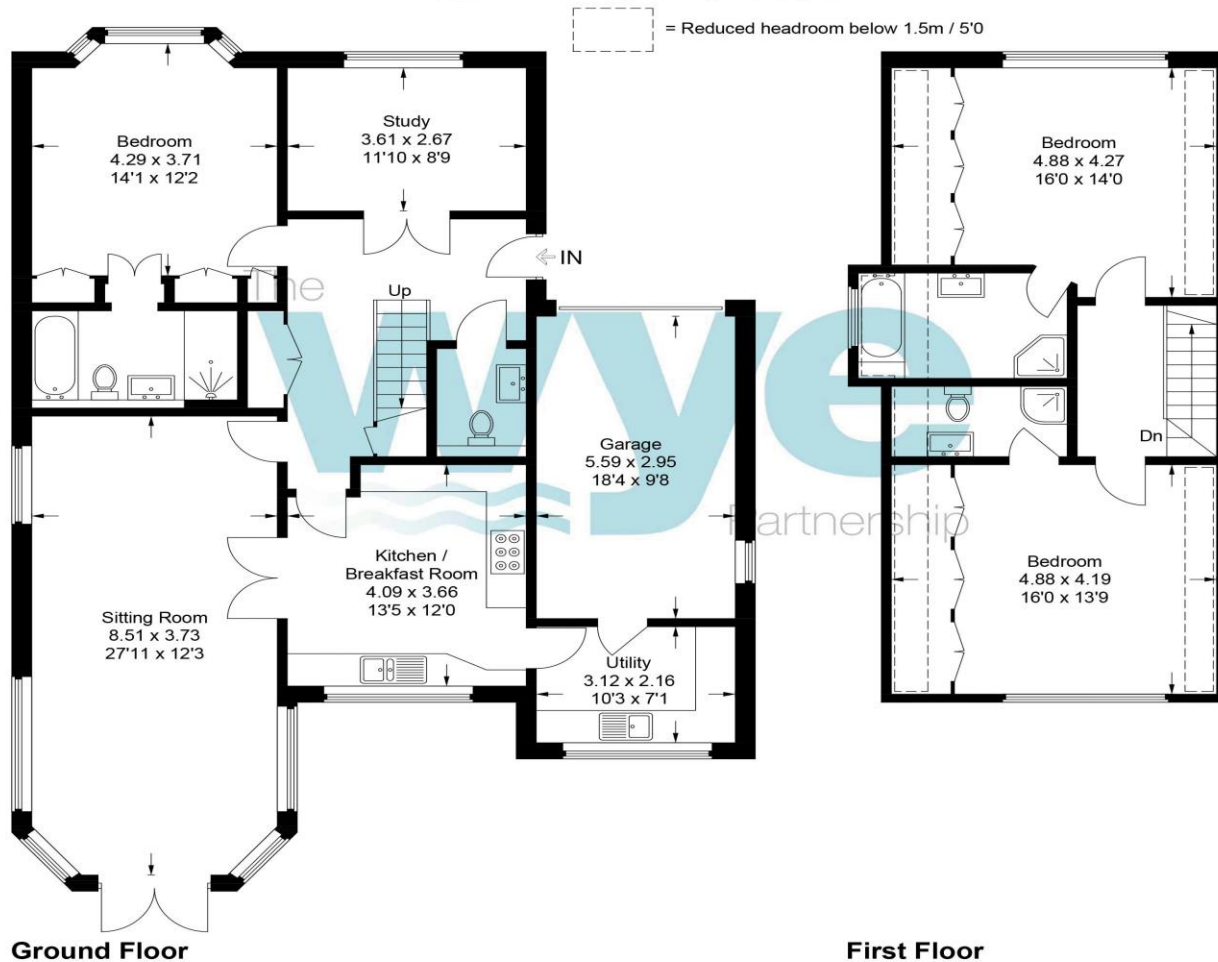
Approximate Gross Internal Area

Ground Floor = 123.6 sq m / 1,330 sq ft

(Including Garage)

First Floor = 57.8 sq m / 622 sq ft

Total = 181.4 sq m / 1,952 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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The **wye** Partnership