



## Lamorna

Forge Road

Naphill

HP14 4ST

Monthly Rental Of £2,600

- 5 bedroom, 2 bathroom detached family home
- Newly refitted kitchen, double aspect lounge
- Good size gardens, double garage and ample parking
- Quiet non-estate location close to Naphill Common
- Excellent local amenities & schools for all ages
- EPC Rating: D Council Tax Rating: G



01494 864225

[lettings@wyecountry.co.uk](mailto:lettings@wyecountry.co.uk)

[wyecountry.co.uk](http://wyecountry.co.uk)

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## PROPERTY FACTS

Occupying a sought after and quiet non-estate location literally a stone's throw from Naphill Common (which extends to approximately 175 acres of ancient woodland), this very spacious 5 bedroom detached family house, benefits from good size enclosed gardens to both the front and rear, a double garage and ample parking. There is also a large double aspect lounge, a newly refitted kitchen and utility room and downstairs cloakroom. The Master bedroom has an ensuite shower room and there are three further double bedrooms and a single. The property benefits from gas central heating and double glazing. Available now.

## LOCATION FACTS

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including, a Post Office, mini-market, florist, an active village hall and coffee shop, two public houses, plus an excellent bus service. There are numerous country walks and bridleways through the area's famed Beech woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

## DIRECTIONS

From our Naphill office proceed along Main Road towards Walters Ash. Turn left into Forge Road and the property to be let can be found on the right hand side.

