



94 Main Road

Naphill, High Wycombe

- Deceptively spacious four bedroom detached chalet bungalow
- Versatile accommodation perfect for multi-generational living or large families
- Four double bedrooms, four bathrooms, two reception rooms and large galley kitchen
- Wonderful village location opposite 'crick' and local cafe
- Great size garden, perfect for entertaining with workshop/office
- Bus route to nearby High Wycombe and Princes Risborough

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.

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

Council Tax band: F

Tenure: Freehold



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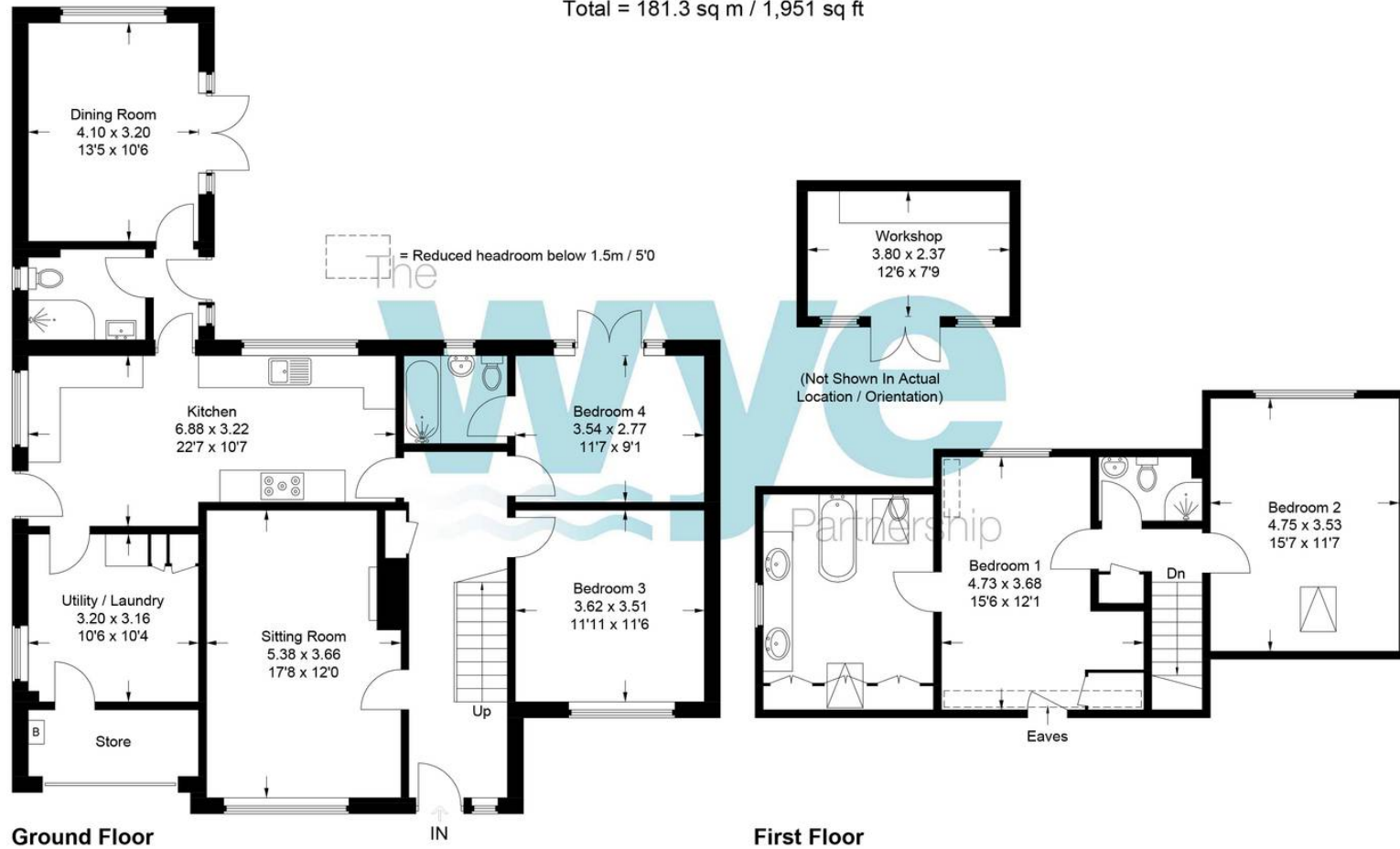
Spacious 4-bed, 4-bath detached chalet bungalow in a sought-after village. Versatile layout, 2 receptions, large kitchen, ample parking, big garden, near bus routes and local amenities.

This deceptively spacious four bedroom detached chalet bungalow offers versatile accommodation ideal for multi-generational living or large families, nestled in a sought-after village location opposite the picturesque crick and a charming local cafe. The thoughtfully designed interior features four generous double bedrooms and four well-appointed bathrooms, two being en-suite, ensuring comfort and privacy for all of the family. Two elegant reception rooms provide ample space for relaxation or entertaining, while the expansive galley kitchen is equipped with a range of quality fitted units and extensive work surfaces, catering to the needs of keen home cooks. Throughout the property, attention to detail is evident in the tasteful finishes and bespoke flooring choices, creating a warm and inviting atmosphere. The flexible layout allows for a variety of living arrangements, making this home perfectly suited to evolving family needs. With its proximity to convenient bus routes connecting to High Wycombe and Princes Risborough, this property combines tranquil village living with excellent accessibility, making it an exceptional opportunity for buyers seeking both space and versatility. There is ample driveway parking to the front and a large, well maintained garden with workshop to the rear.



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Approximate Gross Internal Area
Ground Floor = 118.2 sq m / 1,272 sq ft
First Floor = 54.2 sq m / 583 sq ft
Outbuilding = 8.9 sq m / 96 sq ft
Total = 181.3 sq m / 1,951 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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