



Rose Cottage Hunts Hill Lane

Naphill, High Wycombe

- Charming late 18th-century brick and flint cottage
- Idyllic setting adjoining Naphill Common
- Approximately 2½ acres, including paddocks
- Inglenook fireplaces, exposed beams and reclaimed maple parquet flooring
- Attached timber barn, garage, car port and stable
- Cobble drive, established gardens and orchard

Naphill and Walters Ash are two attractive villages between High Wycombe and Princes Risborough, offering a range of everyday amenities including a Post Office, mini-market, salon, village hall with playing field, coffee shop and pub. Nearby High Wycombe and Princes Risborough provide broader shopping, leisure facilities and mainline rail links to London, with easy access to the M40 at Junction 4. The villages are surrounded by Chilterns countryside, with numerous walks and bridleways through outstanding beech woodland and the AONB.

**** School Catchments *** Primary- Naphill and Walters Ash Combined. Girls' Grammar- Wycombe High School, Aylesbury High School. Boys' Grammar- The Royal Grammar School, John Hampden Grammar School, Aylesbury Grammar School. Mixed Grammar- Sir Henry Floyd. Upper School Princes Risborough*

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Rose Cottage Hunts Hill Lane

Naphill, High Wycombe

A charming 4 bedroom, late 18th-century brick and flint cottage in an idyllic setting, with 2½ acres and paddocks.

Originally two drovers' cottages, this charming brick and flint cottage occupies an idyllic setting at the end of a quiet lane, surrounded by Naphill Common. Approached over a long cobbled driveway, the property has considerable character and charm.

The property has an attached timber barn, detached garage, car port and stable. The gardens wrap around three sides, with lawns, an established orchard and large vegetable garden.

A stable door opens into the dining room, with reclaimed maple parquet flooring, an inglenook fireplace and stairs to the first floor. The parquet flooring continues through much of the ground floor. The double-aspect sitting room has exposed beams, a further inglenook fireplace and a second staircase.

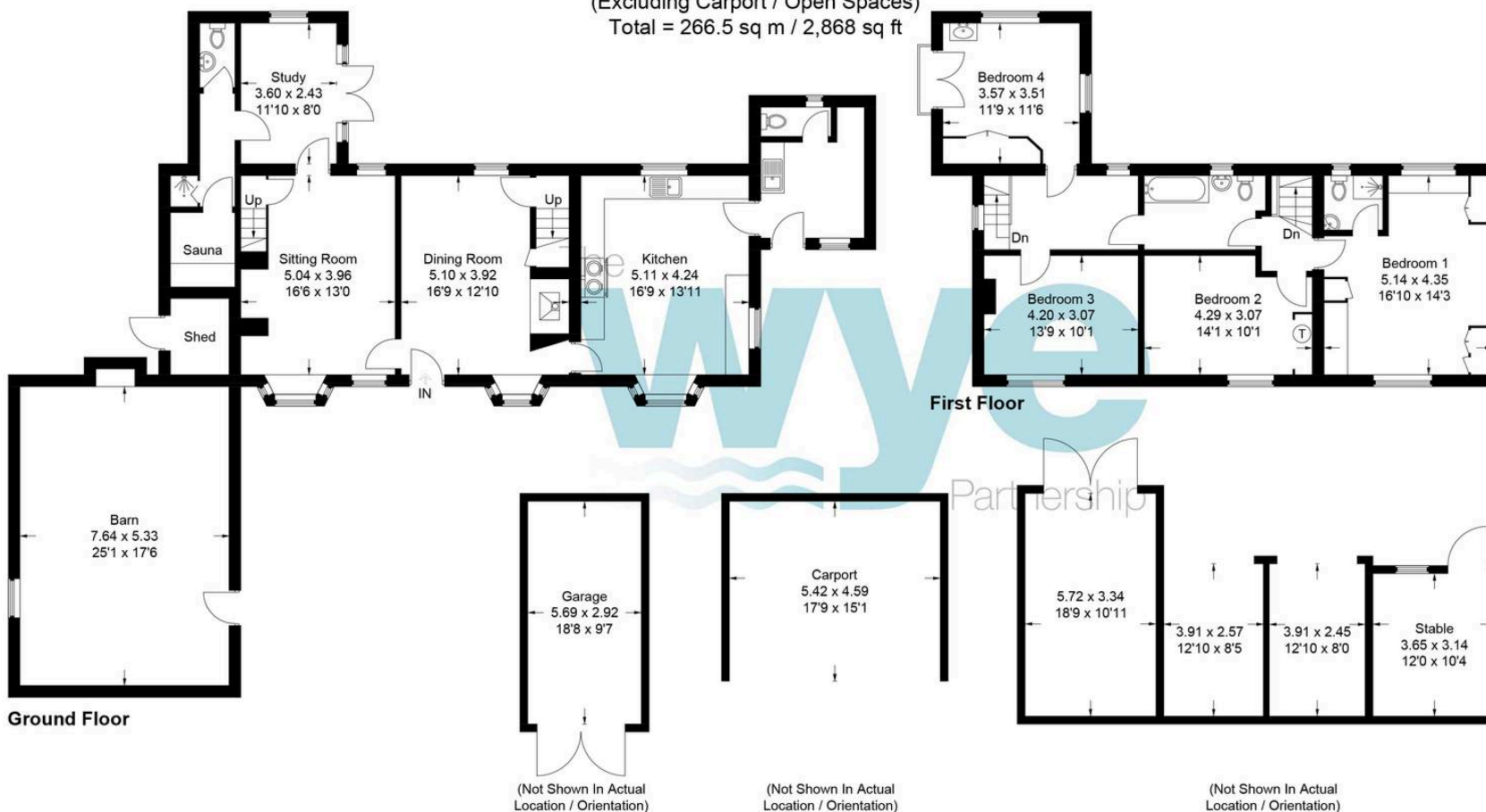
The farmhouse kitchen has cream country-style units, a butler sink, gas Aga and double oven, with a door to a particularly large utility room and cloakroom.

Upstairs, the principal bedroom is triple aspect, with built-in wardrobes and en suite shower room. The second bedroom has a lovely outlook and leads to a Jack and Jill bathroom with garden views. A second landing leads to two further bedrooms and a study. The third bedroom has exposed beams, while the fourth, added in 1997, is triple aspect with a basin and Juliet balcony.



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Approximate Gross Internal Area
 Ground Floor = 94.9 sq m / 1,021 sq ft
 First Floor = 79.9 sq m / 860 sq ft
 Outbuildings = 91.7 sq m / 987 sq ft
 (Excluding Carport / Open Spaces)
 Total = 266.5 sq m / 2,868 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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