



2 Charity Cottages Downley Road

Naphill, High Wycombe

- Immaculate four bedroom brick and flint cottage
- Four double bedrooms, two with en-suite and family bathroom
- Stunning kitchen/diner leading to sun room and cottage garden beyond
- Wonderful village location adjacent to 'the crick' with community cafe
- Turn key property with no onward chain
- Under floor heating to ground floor, energy efficient house (B) rating

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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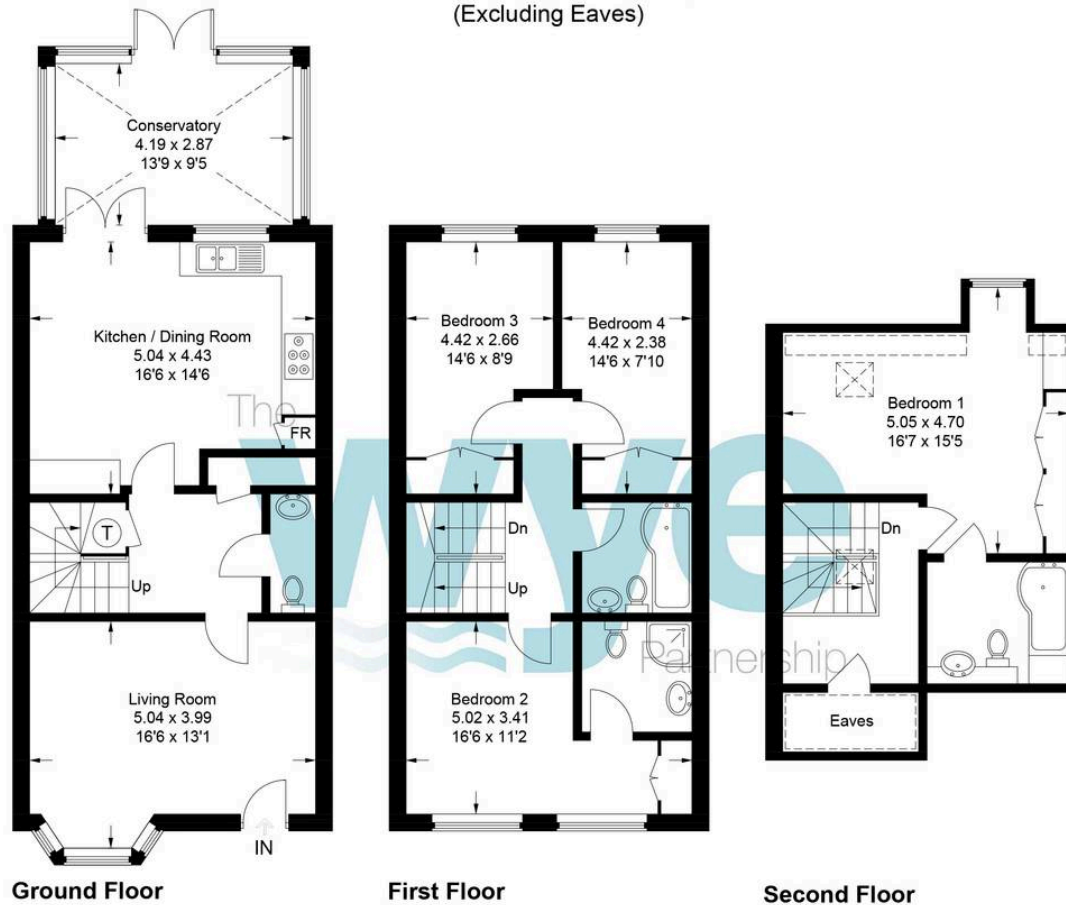
Immaculate four bed cottage with two en-suites, luxury kitchen, sun room, underfloor heating, B energy rating, village location by café and green and a short stroll to the beautiful Naphill Common with famed Oak and Beech ancient woodland. No onward chain.

This immaculate four bedroom brick and flint cottage combines timeless character with contemporary comfort, offering a truly turn-key home in a sought-after village setting adjacent to 'the crick' and its welcoming community café. Inside, the property boasts four generously sized double bedrooms, two of which benefit from stylish en-suite shower rooms, complemented by a luxurious family bathroom. The heart of the home is a stunning kitchen/diner featuring high-quality cabinetry, sleek quartz work surfaces, and integrated appliances, seamlessly leading into a bright sun room that fills the space with natural light. Throughout the ground floor, under floor heating provides a cosy and energy-efficient environment, reflected in the property's impressive B energy rating. Tasteful finishes, bespoke flooring, and thoughtful touches are evident throughout, blending the cottage's traditional exterior with modern, practical living. With no onward chain, this beautifully presented home is ready to welcome its new owners.



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Approximate Gross Internal Area
 Ground Floor = 65.5 sq m / 705 sq ft
 First Floor = 51.0 sq m / 549 sq ft
 Second Floor = 32.1 sq m / 345 sq ft
 Total = 148.6 sq m / 1,599 sq ft
 (Excluding Eaves)



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 Prestwood

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • www.wyeres.co.uk/

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