





# Red Cottage Naphill Common

Naphill, High Wycombe

- Charming, four bedroom mid 19th century cottage
- Nestled in the heart of beautiful Naphill Common
- Former game keepers cottage with period features and wonderful country kitchen/diner
- Delightful front and rear gardens backing onto the wonderful Vincents Meadow
- Four bedrooms all with meadow or woodland views
- Rural setting yet close to local amenities including cafe, public houses and village shop

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

Tenure: Freehold





# Red Cottage Naphill Common

Naphill, High Wycombe

Charming four bedroom semi-detached 19th-century cottage in Naphill Common with period features, country kitchen, wood-burning stove, meadow views, utility room, and modern comforts.

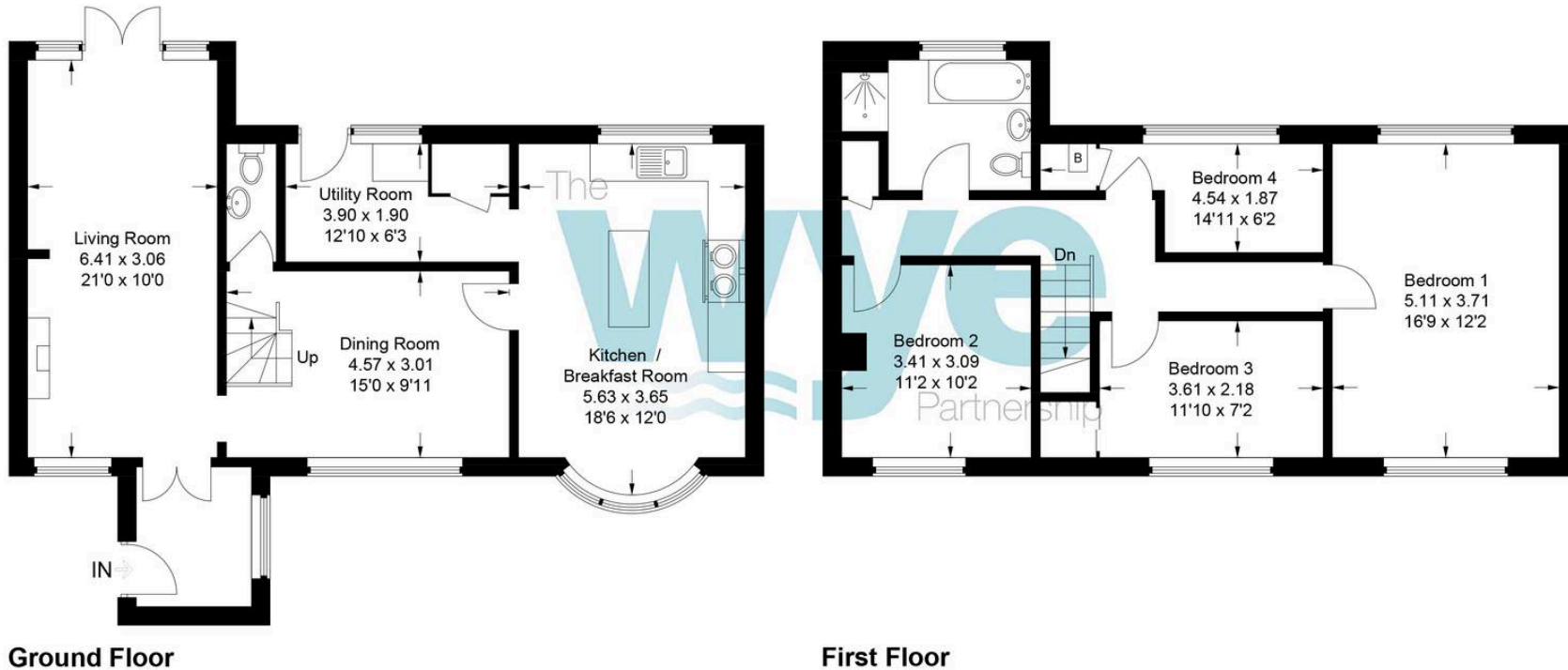
This charming four bedroom semi detached cottage, dating back to the mid 19th century, offers a rare blend of period character and rural tranquillity in the heart of beautiful Naphill Common. Once serving as a game keeper's residence, the property retains a wealth of original features, including, traditional doors, fireplace and windows, all thoughtfully maintained to preserve its heritage. The heart of the home is a wonderful country kitchen and dining area, fitted with bespoke shaker-style units, a walk-in-pantry, quarry tile flooring, and a classic Aga, creating an inviting space for family gatherings. The spacious living room boasts a wood-burning stove set within a slate hearth, while the accommodation flows seamlessly throughout the ground floor. Upstairs, four well-proportioned bedrooms provide serene meadow or woodland views, whilst the traditional family bathroom is fitted with both a bath and shower. Additional features include a separate utility room, cloakroom and welcoming entrance porch, ideal for those muddy boots. This enchanting cottage combines timeless charm with modern comforts, all within easy reach of local amenities including a welcoming café, traditional public houses, and a village shop.





## Red Cottage, Naphill Common

Approximate Gross Internal Area  
Ground Floor = 68.2 sq m / 734 sq ft  
First Floor = 62.4 sq m / 672 sq ft  
Total = 130.6 sq m / 1,406 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 Naphill

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