



Tykes Clappins Lane

Naphill, High Wycombe

- Much loved three bedroom detached home
- Extended to create additional large reception room
- Driveway and double length garage
- Would benefit from general updating
- Popular non-estate village location bordering open Countryside
- Offered to the market with no onward chain

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: D EPC Environmental Impact Rating: D Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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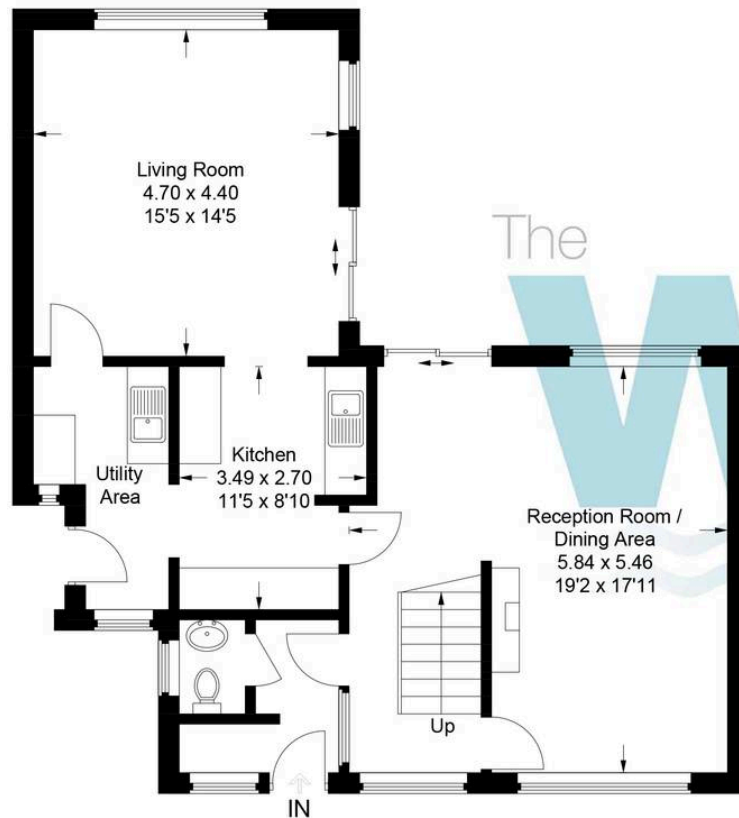
Detached three bedroom home in a sought-after village, extended with flexible living space, double garage, driveway, and scope to update. No onward chain. Borders open countryside.

Set within a sought-after non-estate village location that borders open countryside, this much loved three bedroom detached home presents an excellent opportunity for those seeking a property with scope to personalise and add value. The house has been thoughtfully extended to provide an additional large reception room, offering flexible living space ideal for entertaining or relaxing with family. Inside, the layout comprises a welcoming entrance hall, a generously sized living area, and a well-proportioned kitchen that awaits updating to suit modern tastes. The three bedrooms are each comfortably sized, providing ample accommodation for a family or guests, while the bathroom and ancillary spaces present further potential for enhancement. Classic features, such as the large windows, allow for plenty of natural light and a sense of space throughout. The property also benefits from a private driveway and a double length garage, providing secure parking and useful storage. Offered to the market with no onward chain, this detached home is perfectly positioned for those who value village life and proximity to open green spaces, while also appreciating the opportunity to modernise and create a bespoke living environment tailored to their own preferences.

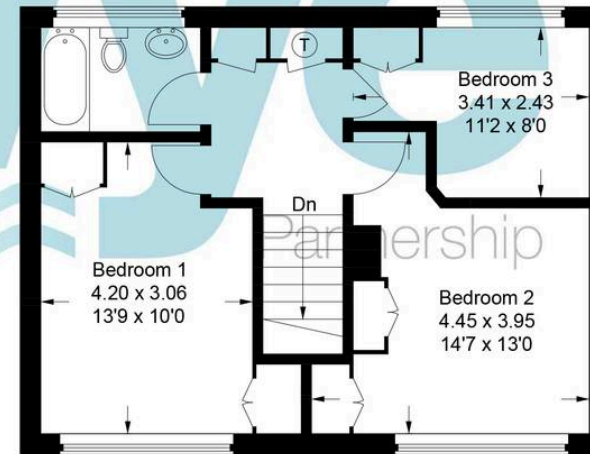


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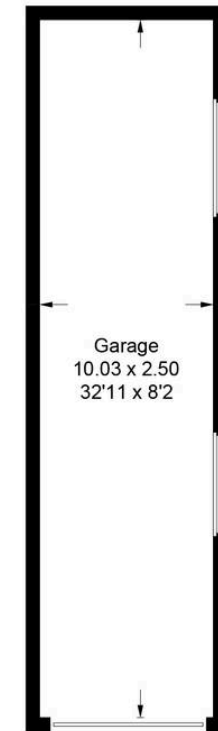
Approximate Gross Internal Area
Ground Floor = 74.3 sq m / 800 sq ft
First Floor = 46.2 sq m / 497 sq ft
Garage = 25.1 sq m / 270 sq ft
Total = 145.6 sq m / 1,567 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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