



Main Road, Naphill

Offers Over £850,000

 **TIM RUSS**
& Company



Main Road

Naphill

- Contemporary three-bedroom detached home built in 2019
- Constructed using advanced factory-built technology
- Stunning vaulted entrance hall
- Open-plan kitchen, dining and living space with floor-to-ceiling glazing
- Principal bedroom with dressing room and en-suite
- Air source heat pump providing heating, cooling and hot water (installed 2025)
- Triple glazing, MVHR ventilation system and EPC Rating B
- Underfloor heating to the ground floor and bathrooms
- Landscaped garden backing onto open countryside
- Integral garage, driveway parking and 7.4kW EV charger



Naphill is a sought-after Buckinghamshire village within the Chiltern Hills, offering a blend of countryside and convenience. The village has a shop, café, pubs, doctors' surgery and well-regarded primary school, with further amenities in nearby High Wycombe, Marlow and Princes Risborough. High Wycombe station provides fast services to London Marylebone, while the M40 offers excellent links to London, Oxford and beyond.

Main Road

Naphill

Stylish 2019-built three-bed detached home with open-plan living, energy-efficient features, landscaped garden, garage, EV charger and countryside views in a sought-after village.

Built in 2019 using innovative factory-built construction, this exceptional three-bedroom detached home combines contemporary design, in a sought-after village setting.

The vaulted entrance hall leads to an impressive open-plan kitchen, dining and living space with floor-to-ceiling glazed doors opening onto the landscaped garden and countryside views. The modern kitchen features a central island and integrated appliances, alongside a utility room and cloakroom.

The principal bedroom offers floor-to-ceiling windows, dressing room and en-suite shower room, with two further double bedrooms and a family bathroom.

Energy-efficient features include a dual air source heat pump, underfloor heating, MVHR, triple glazing and excellent insulation, contributing to its EPC rating of B.

Outside, the landscaped garden enjoys countryside views and features granite patios and a 5,000-litre rainwater harvesting system. Further benefits include an integral garage, 7.4kW EV charger, water softener, electric shutters, network cabling and loft storage.

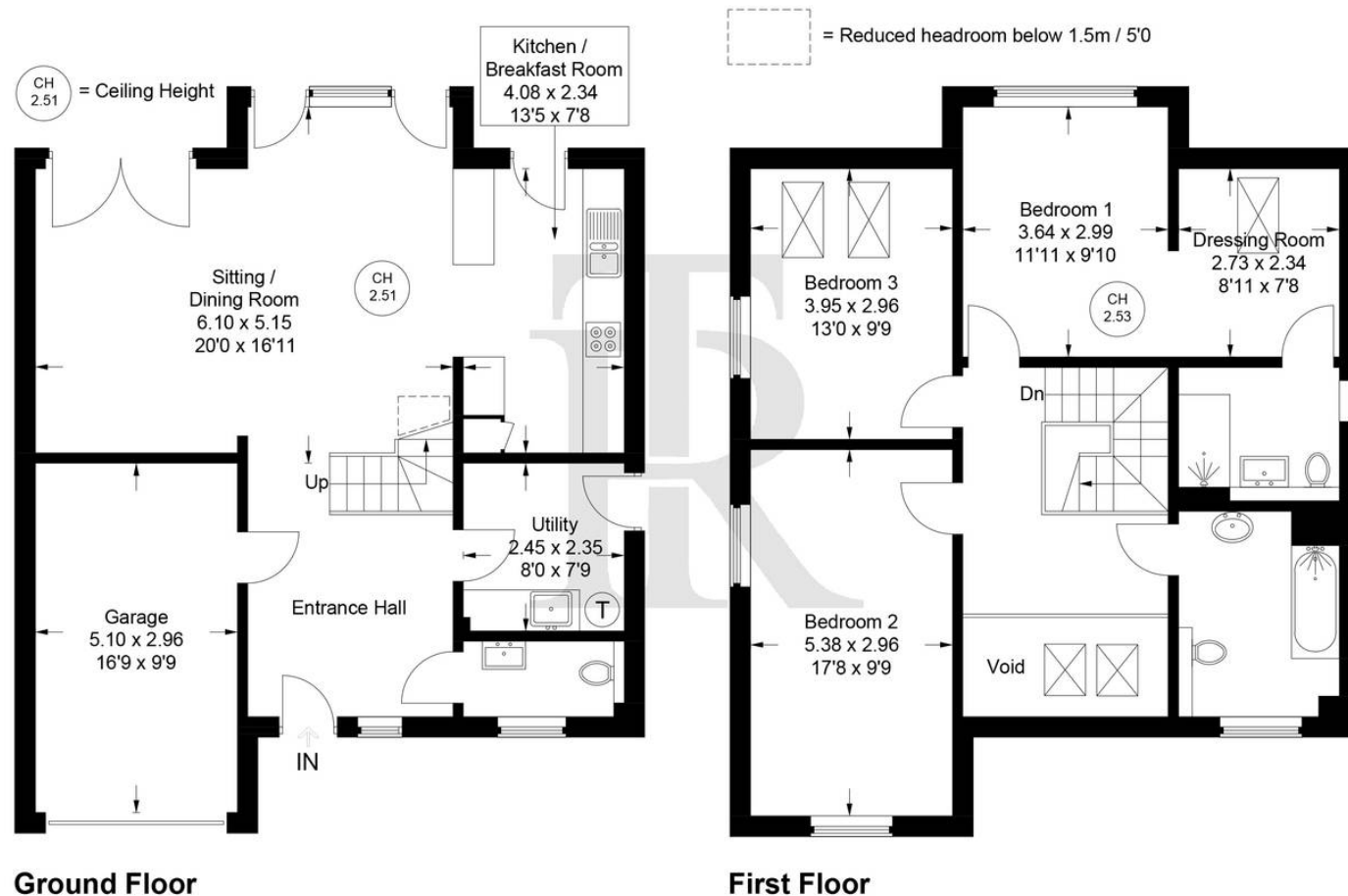
Council Tax: Band TBD

Tenure: Freehold

EPC: B

EPC Environmental Impact Rating: B





36A Main Road, HP14 4QB

Approximate Gross Internal Area

Ground Floor = 76.6 sq m / 824 sq ft

First Floor = 70.8 sq m / 762 sq ft

Total = 147.4 sq m / 1586 sq ft

(Including Garage / Excluding Void)

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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