



**Stone Cottage, 133 Main Road, Naphill, HP14 4SA**  
**£775,000**

# 133 Main Road

Naphill, High Wycombe

- Attractive brick and flint detached house in the heart of Naphill
- Five excellent size bedrooms and two bathrooms
- Pretty, enclosed cottage garden with gated driveway and garage
- Extremely versatile accommodation over three floors
- Well equipped kitchen, dining room, conservatory and large lounge
- Principle bedroom with dressing room and en-suite
- Available now 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.

*\*\*\* School Catchment areas\*\*\* Primary- Naphill and Walters Ash School. Mixed Grammar- the Sir Henry Floyd Grammar School. Boys' Grammar- the Royal Grammar School. the John Hampden Grammar School, Aylesbury Grammar School. Girls' Grammar- Wycombe High School, Aylesbury High School. Upper school- Princes Risborough Academy*

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: D

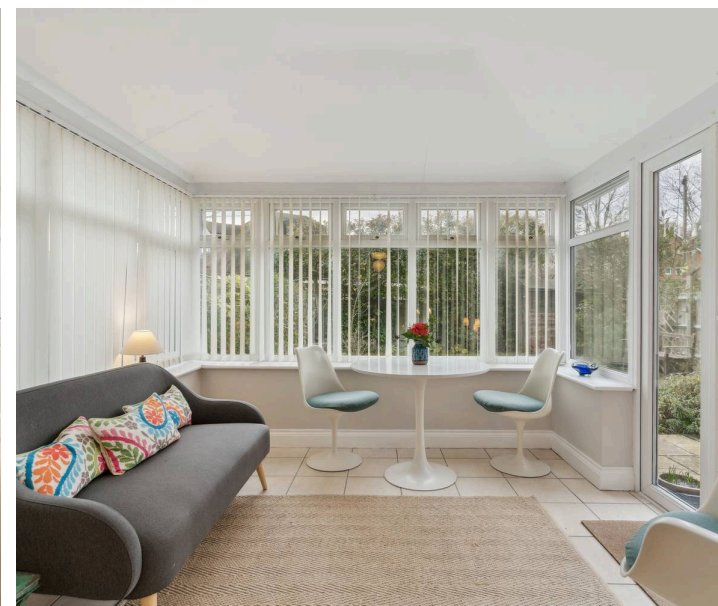


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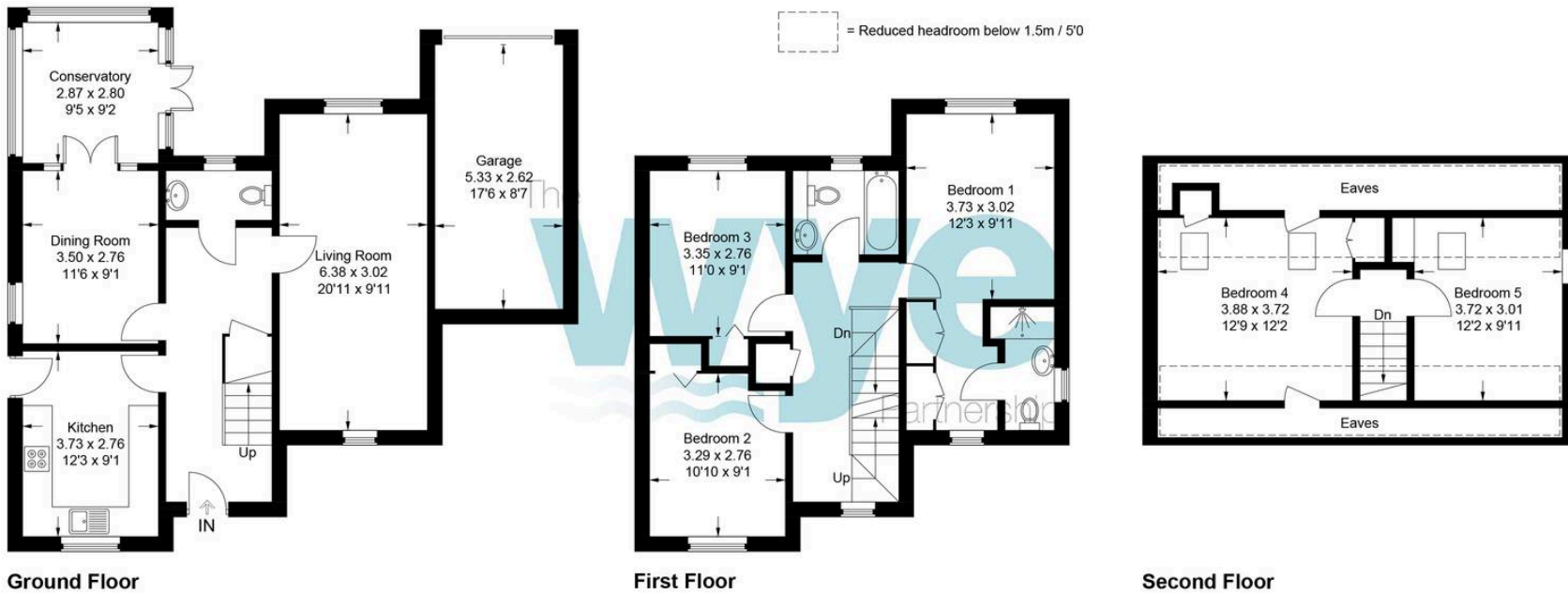
A charming, brick and flint detached property with five double bedrooms, three reception rooms and two bathrooms. Ideal village location with enclosed cottage garden, gated driveway and garage

The house is located in the heart of Naphill, offering a rare blend of charm and modern versatility across three spacious floors. The accommodation is thoughtfully arranged, featuring five generously sized bedrooms and two well-appointed bathrooms, ideal for family living or those seeking ample guest space. There is under floor heating to the ground floor with radiators upstairs. The principal bedroom impresses with its own dressing area and en-suite, providing a private retreat within the home. The ground floor boasts a well-equipped kitchen fitted with contemporary units and high-quality appliances and a breakfast bar to one end. A bright dining room that is perfect for both every-day meals and entertaining, is complemented by a light-filled conservatory with slate roof, that adds further flexibility to the layout. A large, double aspect lounge offers a welcoming space for relaxation. Throughout, the interiors are finished with attention to detail, including bespoke flooring and tasteful, neutral décor that enhance the home's appeal. Available now with no onward chain, this property presents a unique opportunity to acquire a substantial and beautifully maintained family home in a sought-after village location.



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Approximate Gross Internal Area  
Ground Floor = 64.4 sq m / 693 sq ft  
First Floor = 55.7 sq m / 599 sq ft  
Second Floor = 45.5 sq m / 490 sq ft  
Garage = 13.9 sq m / 150 sq ft  
(Including Eaves)  
Total = 179.5 sq m / 1,932 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 Prestwood

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