



10 Woodlands Drive

Naphill, High Wycombe

- Immaculate four bedroom detached family home
- Quiet cul-de-sac location adjacent to Naphill Common
- Stunning kitchen/diner with bi-fold doors to pergola and garden
- Four double bedrooms, family bathroom and shower room
- Private, enclosed garden with covered pergola and home office/gym
- Separate, double aspect lounge study and utility
- Large driveway and garage

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 EPC Environmental Impact Rating: C
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



10 Woodlands Drive

Naphill, High Wycombe

A wonderful, four bedroom detached family home in a quiet cul-de-sac location. Beautifully presented throughout with four double bedrooms and stunning kitchen/diner.

Nestled within a tranquil cul-de-sac adjacent to the scenic Naphill Common, this immaculate four bedroom detached family home offers an exceptional blend of comfort and contemporary design. The heart of the property is a stunning kitchen and dining area, featuring high-gloss cabinetry, quartz work surfaces, integrated appliances, and expansive bi-fold doors that flood the space with natural light. The generous accommodation includes four double bedrooms, a stylish family bathroom with roll-top bath, and a separate modern shower room. A spacious, double aspect lounge provides a welcoming retreat, complemented by a versatile study ideal for home working. Additional features include a dedicated utility room, garage and garden summerhouse, perfect for use as a gym or garden room. Throughout the home, quality flooring, including parquet flooring in the lounge, and high end fittings, highlight the attention to detail and quality of finish. This beautifully maintained property presents a rare opportunity for families seeking refined living in a peaceful, sought-after location.



10 Woodlands Drive, Naphill, HighWycombe, HP14 4SH

Approximate Gross Internal Area
Ground Floor = 97.1 sq m / 1,045 sq ft
First Floor = 61.9 sq m / 666 sq ft
Outbuilding = 18.1 sq m / 195 sq ft
Total = 177.1 sq m / 1,906 sq ft
(Excluding External Store)



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

129 Main Road, Naphill - HP14 4SA

01494 565555 • naphill@wyeres.co.uk • www.wyeres.co.uk/

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