



Penwood Forge Road, Naphill

Guide Price £765,000

 **TIM RUSS**  
& Company



- Extensive refurbishment and remodelling
- Four-bedroom detached bungalow
- Open-plan kitchen/dining room
- Study or fifth bedroom
- Two contemporary shower rooms
- Driveway parking, garage
- Landscaped enclosed rear garden
- Direct access to Naphill Common

Naphill is a sought-after Chilterns village, surrounded by beautiful countryside and the extensive Naphill Common, ideal for walking and outdoor pursuits. The village offers pubs, a community hall, café and Naphill and Walters Ash Primary School, while nearby High Wycombe and Princes Risborough provide wider amenities and rail links to London Marylebone. The village is also served by a regular bus route connecting Aylesbury, Princes Risborough and High Wycombe. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



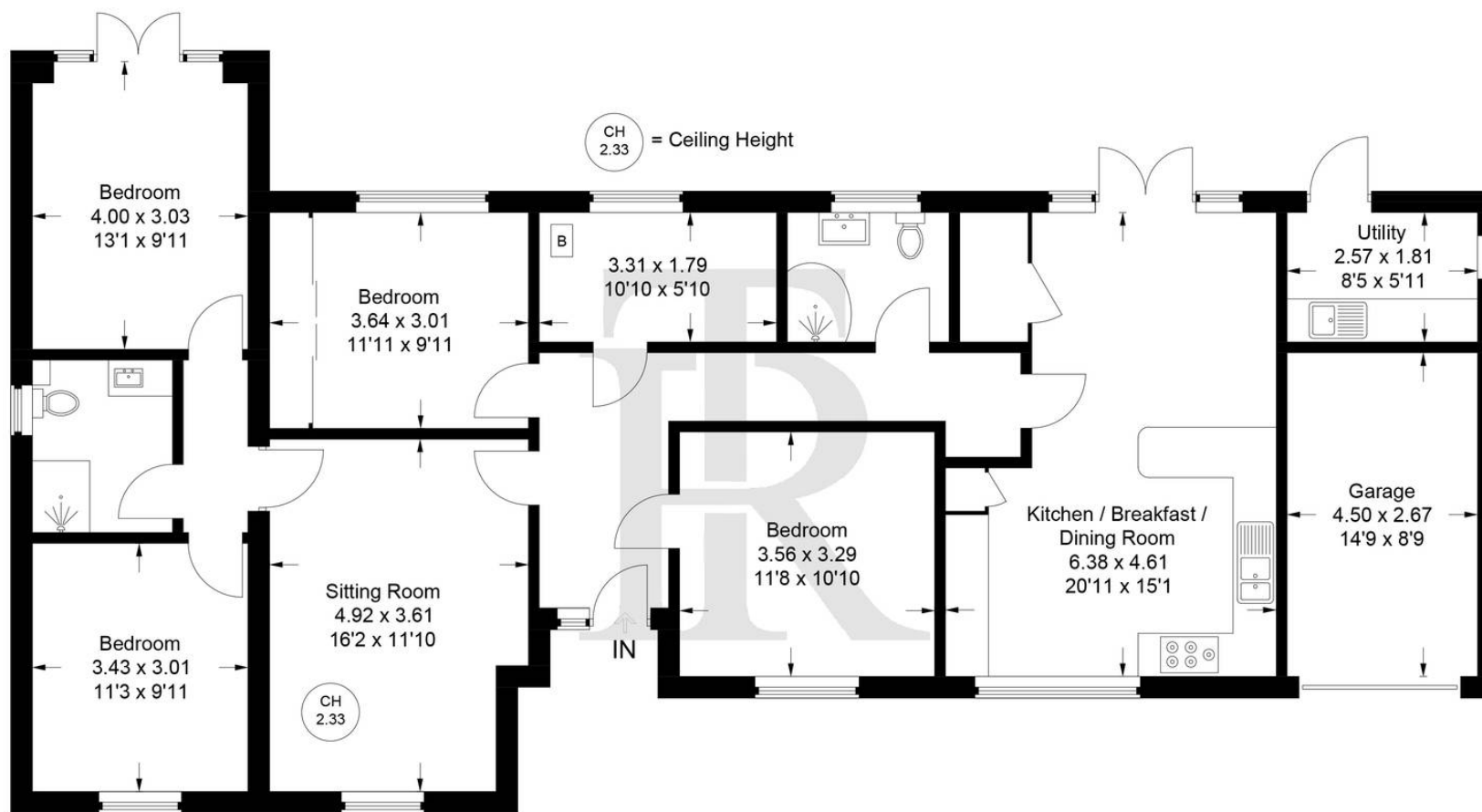
Penwood is an individual four-bedroom detached bungalow that has undergone an extensive programme of refurbishment, remodelling and extension over the past five years, creating a modern and versatile home. The property now offers a spacious open-plan dual-aspect kitchen/dining room, sitting room, four double bedrooms and a study/optional fifth single bedroom, together with two contemporary shower rooms and a utility room accessed from the garden behind the single garage.

Externally, the property benefits from a driveway providing off-street parking ahead of the garage, an area of lawn and loose stone to the front, while the enclosed rear garden spans the full width of the property and features two Indian sandstone patio areas, lawned sections, decorative landscaping and gated side access.

Further improvements include updated electrics and central heating, new slate-effect roof tiles, UPVC double glazing throughout, LED recessed lighting, LVT flooring, and a boarded loft with ladder and lighting providing additional storage.

Constructed with an attractive old stock brick exterior beneath slate-effect roof tiles, Penwood occupies a semi-rural lane location with direct access to Naphill Common, designated as a Site of Special Scientific Interest (SSSI) within an Area of Outstanding Natural Beauty (AONB).





**Ground Floor**

## Penwood Forge Road, HP14 4ST

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft

Garage / Utility = 17.2 sq m / 185 sq ft

Total = 143.5 sq m / 1544 sq ft

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

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.