

wye Partnership

Tall Trees Louches Lane, Naphill HP14 4QJ

£725,000

Tall Trees Louches Lane

Naphill, High Wycombe

- Beautifully presented four bedroom detached family home
- Stunning kitchen/diner with bi-fold doors to garden
- Four good size bedrooms, family bathroom and en-suite
- Pretty front and rear gardens, driveway and garage
- Quiet location close to open countryside and village amenities
- Turn key property with no onward chain

Naphill and Walters Ash are attractive villages between High Wycombe and Princes Risborough, with everyday amenities including a Post Office, mini-market, salon, village hall, playing field, coffee shop and pub. Both towns offer a wider range of shopping and leisure facilities, mainline rail links to London and easy access to the M40 at Junction 4. Surrounded by Chilterns countryside, the villages enjoy access to numerous walks and bridleways through beautiful beech woodland within the AONB.

****SCHOOL CATCHMENT *****Primary: Naphill and Walters Ash combined school. Boys' Grammar: The Royal Grammar School, John Hampden School, Aylesbury Grammar School. Girls' Grammar: Wycombe High School, Aylesbury Grammar. School Mixed Grammar: Sir Henry Floyd School Upper : Princes Risborough School (We recommend you check availability in specific schools)*

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: D







Tall Trees Louches Lane

Naphill, High Wycombe

Immaculately presented, four bedroom detached family home in the heart of Naphill. Stunning kitchen/dining/family room with bi-fold doors and a cozy separate lounge.

This beautifully presented home combines contemporary styling with well-planned family accommodation. A spacious entrance hall leads to an impressive open-plan kitchen/dining room, fitted with sleek grey cabinetry, wooden work surfaces and integrated appliances, including a dishwasher, hob, double oven and wine cooler. Bi-fold doors open onto the garden, creating an ideal space for entertaining. The separate living room has a feature fireplace, attractive flooring and large windows providing excellent natural light.

Upstairs are four well-proportioned bedrooms, finished with neutral carpeting, several with fitted wardrobes. The principal bedroom has a stylish en-suite with walk-in rainfall shower, complemented by a contemporary family bathroom with bath and shower over. Further accommodation includes a utility room, cloakroom and ample storage.

Presented in immaculate, ready-to-move-into condition and available with no onward chain, the property occupies a peaceful setting close to open countryside and village amenities.

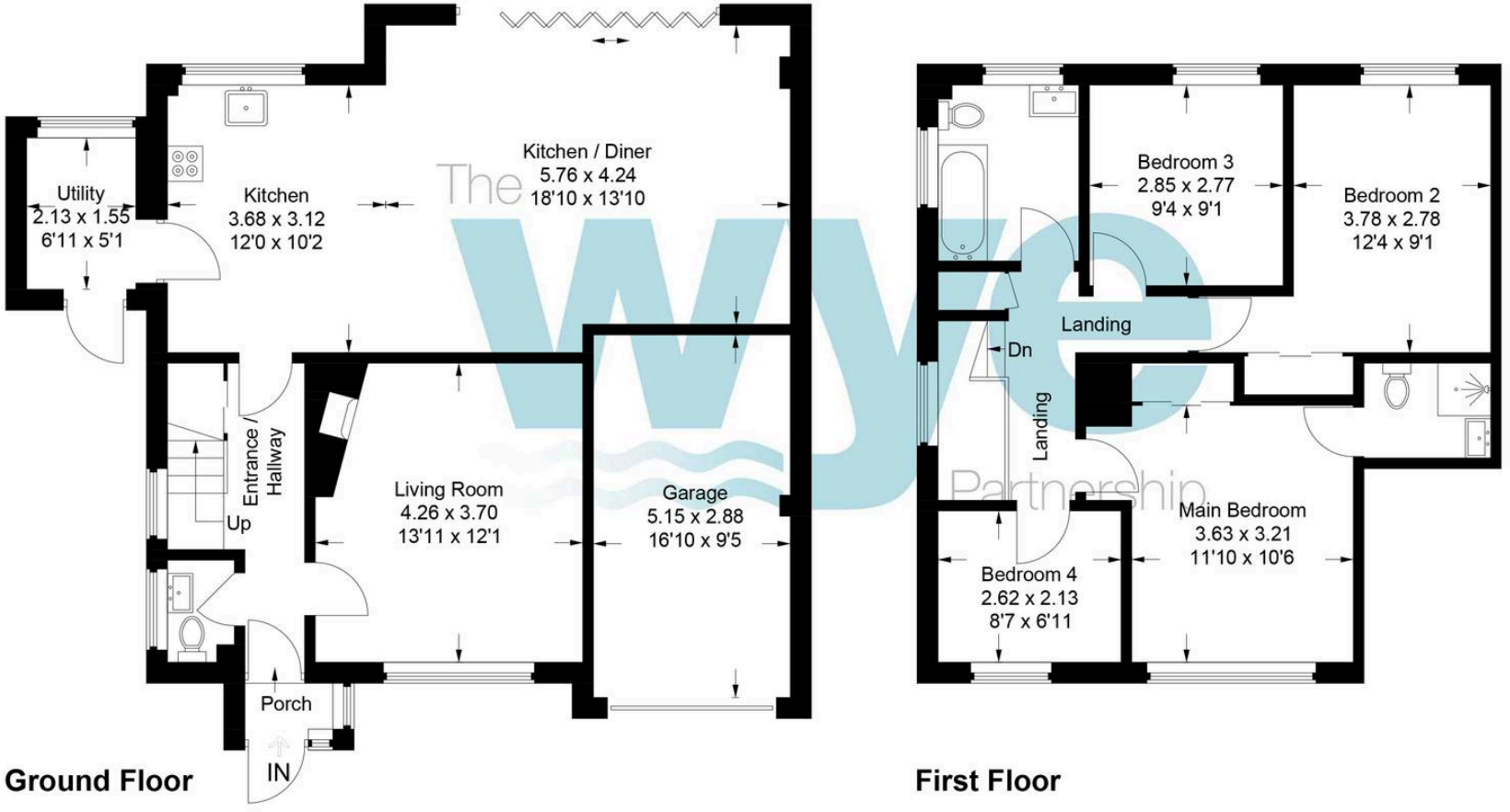






Tall Trees, Louches Lane, Naphill, HP14 4QJ, Bucks

Approximate Gross Internal Area
Ground Floor = 69.6 sq m / 749 sq ft
First Floor = 58.7 sq m / 632 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 142.7 sq m / 1,536 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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