



Coromandel Chapel Lane

Naphill, High Wycombe

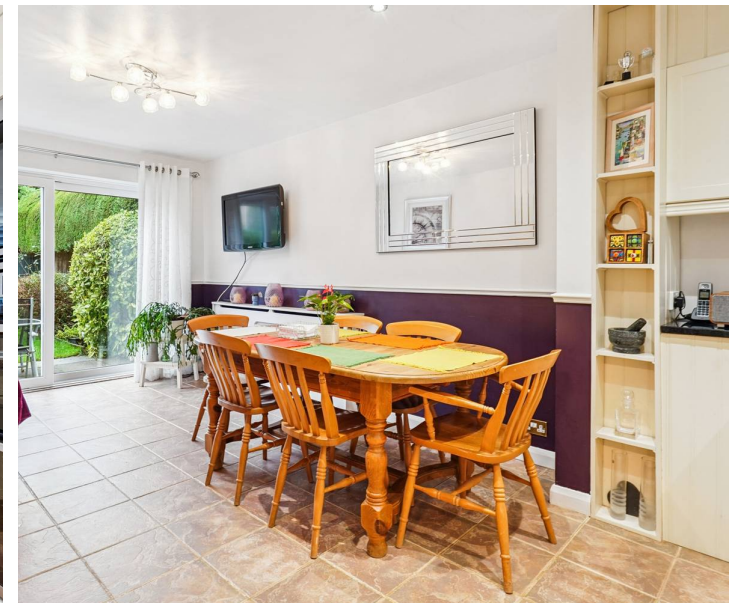
- Beautifully presented, modern, four bedroo, detached house
- Open plan kitchen/dining room leading onto garden
- Four double bedrooms, family bathroom and en-suite
- Driveway parking, integral garage/utility
- Tranquil enclosed rear garden
- Envidable village location in an AONB just moments from Naphill Common

Naphill and Walters Ash are two attractive villages between High Wycombe and Princes Risborough, offering a range of everyday amenities including a Post Office, mini-market, salon, village hall with playing field, coffee shop and pub. Nearby High Wycombe and Princes Risborough provide broader shopping, leisure facilities and mainline rail links to London, with easy access to the M40 at Junction 4. The villages are surrounded by Chilterns countryside, with numerous walks and bridleways through outstanding beech woodland and the AONB.

Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland. ***** School Catchments***** Primary- Naphill and Walters Ash School and Hughenden Primary School. Secondary- The Royal Grammar School, John Hampden Grammar, Aylesbury Grammar, Wycombe High School, Aylesbury High School, Princes Risborough School.

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: D EPC EIR: D



Coromandel Chapel Lane

Naphill, High Wycombe

Coromandel is a beautifully presented, four bedroom, detached, family home, ideally situated in a quiet village lane just a few steps from Naphill Common AONB

Coromandel is quietly located just a level walk from an of 'Area of Outstanding Natural Beauty' and is set well back from the lane. It is screened by mature hedging and has a brick-paver driveway providing ample parking.

The bright and airy entrance hall leads to the sitting room, dining room and kitchen, utility and downstairs cloakroom.

The spacious sitting room has a bay window overlooking the garden and a fireplace with a York stone surround. The kitchen/dining room runs the full length of the house and is fitted with cream Shaker-style units, beech worktops and integrated appliances. A marble topped peninsular unit separates the kitchen from the dining area, which has patio doors opening directly onto the garden.

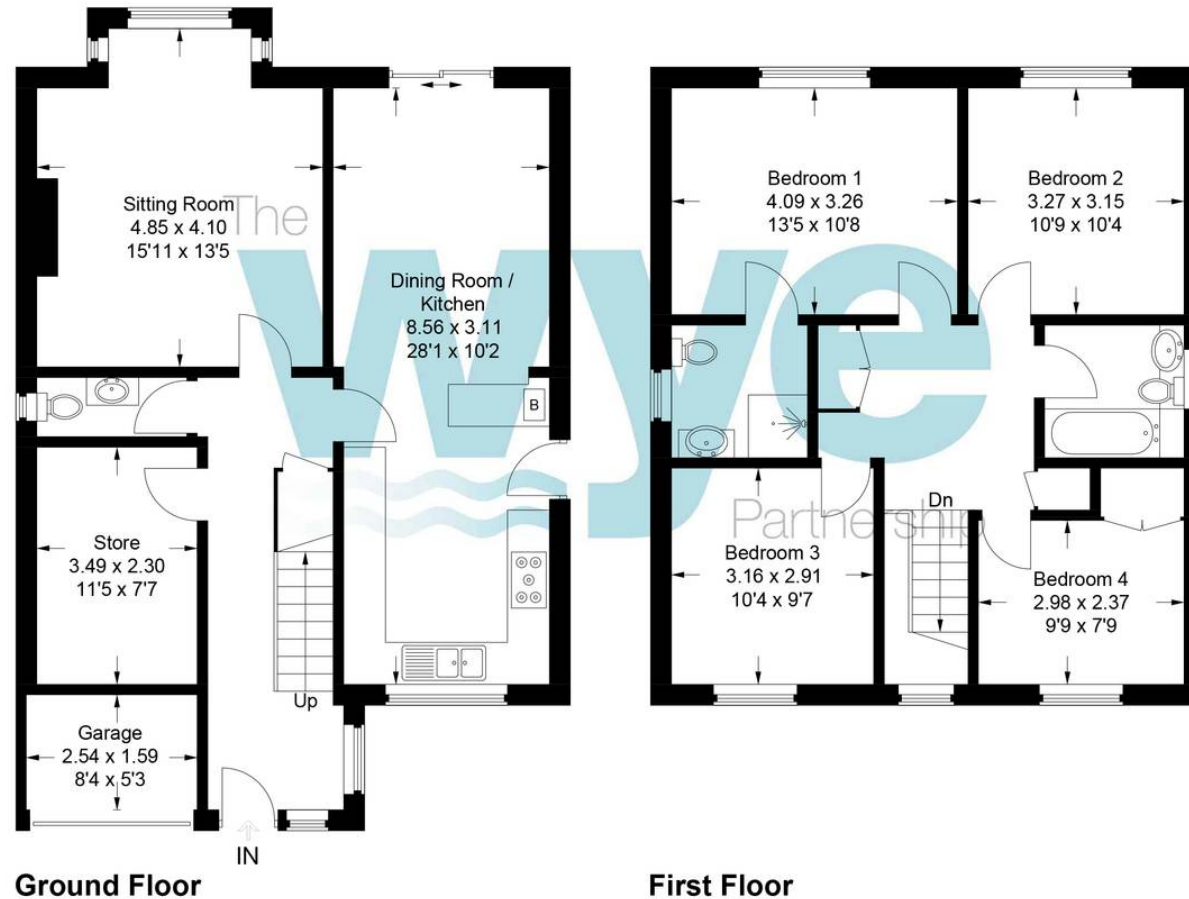
Upstairs are four double bedrooms and a family bathroom. The main bedroom overlooks the rear garden and has a stylish, refitted en suite shower room. Bedroom four has fitted wardrobes, and the family bathroom is fitted with a white suite including a bath with shower.

The rear south west facing garden is level, private and enclosed by mature hedging, creating a peaceful backdrop. A patio adjoins the house for outdoor dining, with a second seating area at the far end.



Coromandel

Approximate Gross Internal Area
Ground Floor = 68.6 sq m / 738 sq ft
First Floor = 62.8 sq m / 676 sq ft
Garage = 4.0 sq m / 43 sq ft
Total = 135.4 sq m / 1,457 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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