



Rossmere Downley Road

Naphill, High Wycombe

- Stunning five bedroom detached family home
- Four double bedrooms, large fifth bedroom in loft
- Stunning, large and private level garden with summer house
- Family Room/Snug, sitting room and breathtaking kitchen/diner
- Driveway to the front with gated access leading to rear garage
- Kitchen/Diner with central island, multiple windows and doors to huge patio
- Wonderful family home in idyllic village setting
- Village 'crick' and cafe opposite property

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Naphill, High Wycombe

This stunning five bedroom detached family home occupies a prime position in an idyllic village setting, directly opposite the picturesque village 'crick' and welcoming café. The property seamlessly blends traditional architecture with contemporary finishes, offering versatile living across three floors. The ground floor features a spacious family room/snug, a formal sitting room with elegant detailing, and a breathtaking kitchen/diner. The kitchen boasts a central island, sleek quartz work surfaces, and high-end Siemens appliances. Multiple windows and French doors flood the area with natural light and provide seamless access to the expansive patio. Upstairs, four generous double bedrooms are complemented by a luxurious family bathroom and shower room, while the large fifth bedroom is thoughtfully arranged in the loft, offering flexibility for a guest suite or home office.

The exterior is equally impressive, with a large, level, and private rear garden bordered by mature trees and secure fencing. A stylish summer house provides an ideal retreat for relaxing or entertaining, while the extensive paved patio is perfect for al fresco dining. The driveway to the front offers ample off-road parking with a further drive to the side approached via a gated entrance, leading to a detached rear garage. Thoughtfully landscaped borders, well-kept lawns, and subtle outdoor lighting enhance the tranquil atmosphere of this exceptional family home.



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Approximate Gross Internal Area
Ground Floor = 83.4 sq m / 898 sq ft
First Floor = 68.1 sq m / 733 sq ft
Roof Room = 42.2 sq m / 454 sq ft

(Excluding Eaves)

Garage / Garden Room = 41.3 sq m / 444 sq ft
Total = 235 sq m / 2,529 sq ft



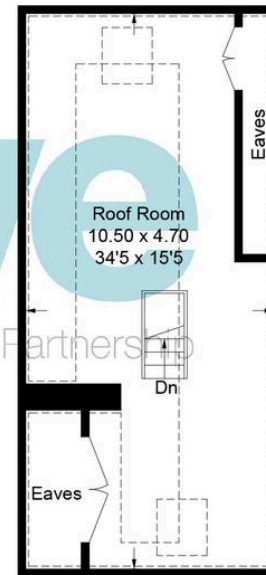
= Reduced headroom below 1.5m / 5'0



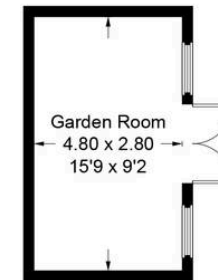
Ground Floor



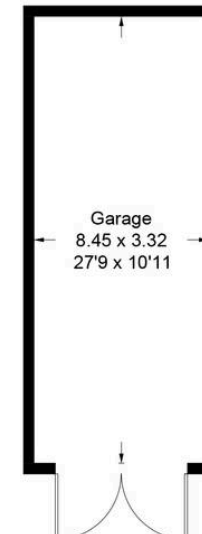
First Floor



Roof



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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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