



107 Main Road

Naphill, High Wycombe

- Charming three bedroom detached cottage
- Located in the heart of Naphill, available with no onward chain
- Gated driveway, beautiful front and rear gardens, detached garage
- Beautifully presented with abundance of natural light and neutral tones
- Two double bedrooms, single bedroom and modern family bathroom
- Wonderful flow to accommodation from sitting room, to dining room, to kitchen

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

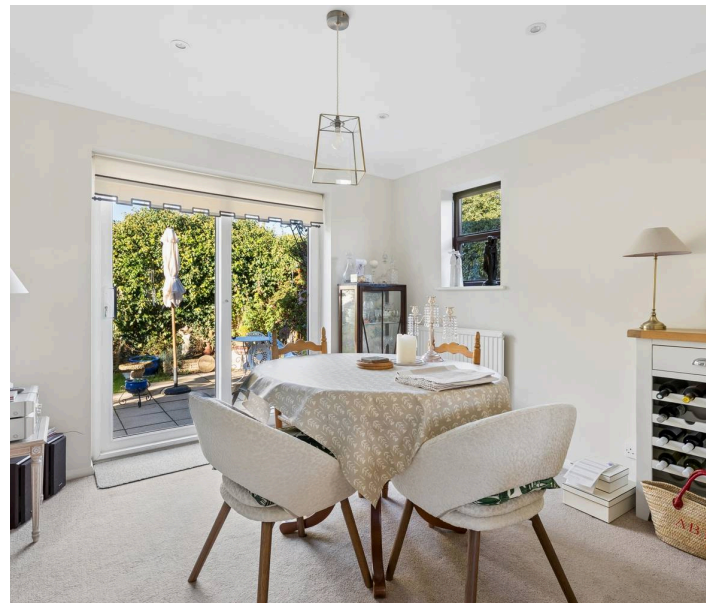


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Naphill, High Wycombe

Charming three bedroom detached cottage in Naphill. Light-filled, modern interiors, spacious living areas, stylish bathroom. No onward chain. Sought-after village location.

This charming three bedroom detached cottage, nestled in the heart of Naphill and available with no onward chain, is beautifully presented throughout with an abundance of natural light and neutral tones that create a welcoming atmosphere. The accommodation flows seamlessly from the inviting sitting room, perfect for relaxing evenings, through to a well-proportioned dining room ideal for entertaining, and into a thoughtfully designed kitchen featuring contemporary units and quality work surfaces. Upstairs, the property offers two generous double bedrooms and a comfortable single bedroom, all finished to a high standard, alongside a modern family bathroom fitted with stylish fixtures and elegant tiling. The layout has been carefully considered to maximise space and comfort, with tasteful décor and quality flooring enhancing the sense of warmth and character. This cottage effortlessly combines traditional charm with modern convenience, making it a delightful home in a sought-after village location.



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Approximate Gross Internal Area
 Ground Floor = 45.5 sq m / 490 sq ft
 First Floor = 38.3 sq m / 412 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 96.7 sq m / 1,041 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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