



The Hollies Holly End

Naphill, High Wycombe

- Beautifully presented four bedroom detached family home
- Village location at the end of private road of just three individual houses
- Stunning kitchen/diner with bi-fold doors, vaulted ceiling and picture windows
- Wonderful double aspect principle bedroom with en-suite
- Driveway and integral garage, utility room, guest cloakroom
- Private enclosed rear garden with summer house
- Four double bedrooms, family bathroom and en-suite to main bedroom

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: F Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

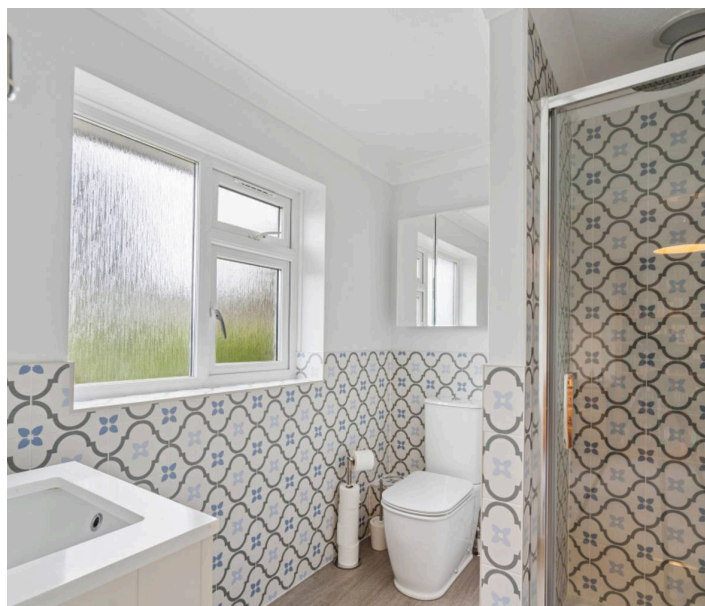


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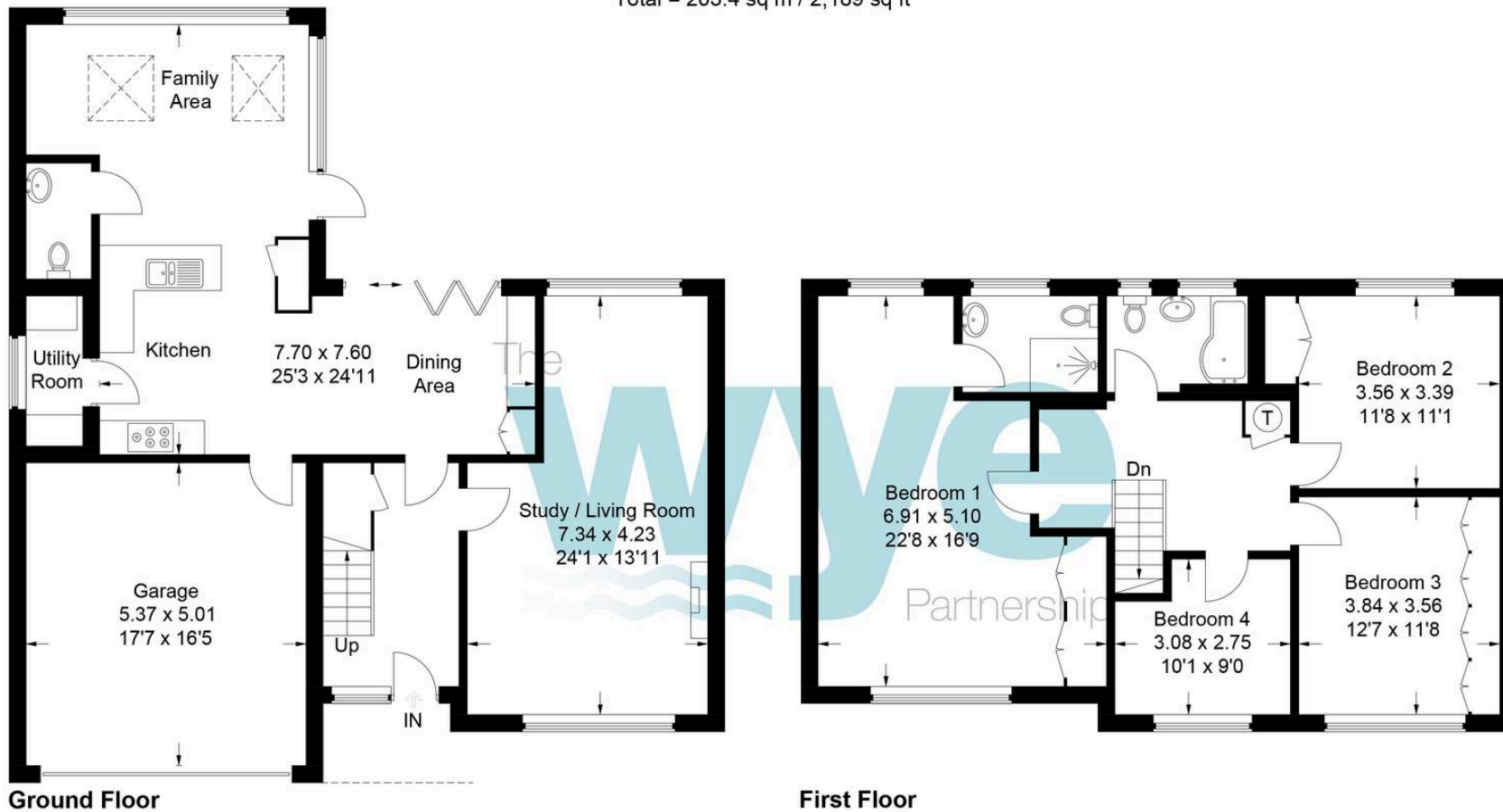
A wonderful four bedroom detached family home in a tranquil private setting in the heart of Naphill. Well proportioned house with four double bedrooms, two bathrooms and a stunning kitchen/dining/family room

This beautifully presented four bedroom detached family home is set in a tranquil village location at the end of a private road shared by just three individual houses, offering both exclusivity and privacy. The heart of the home is the stunning kitchen/diner, featuring sleek contemporary cabinetry, integrated appliances, quality work surfaces, breakfast bar and a vaulted ceiling with bi-fold doors and expansive picture windows that flood the space with natural light. The spacious living room is perfect for entertaining, while a separate utility room and guest cloakroom provide practical convenience for family life. Each of the four double bedrooms is generously proportioned, with the principal bedroom enjoying a wonderful double aspect, bespoke fitted wardrobes, and a luxurious en-suite shower room finished with beautiful tiling and chrome fittings. The family bathroom is equally well-appointed, with a modern suite and high-quality fixtures. Additional features include individual, practical flooring throughout the ground floor, gas central heating, double glazing and integral garage. A generous, enclosed private garden with summerhouse, is perfect for those warm sunny evenings. With a versatile layout and attention to detail evident in every aspect of its design and finish, this exceptional property combines contemporary living with the charm of its village setting, making it an ideal choice for discerning families.



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Approximate Gross Internal Area
Ground Floor = 116.9 sq m / 1,258 sq ft
(Including Garage)
First Floor = 86.5 sq m / 931 sq ft
Total = 203.4 sq m / 2,189 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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The Wye Partnership Naphill

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