



# 9 Wellhouse Way

Naphill, High Wycombe

- Much loved five bedroom detached family home
- Quiet cul-de-sac surrounded by open Countryside
- Beautiful landscaped gardens with swimming pool and orchard
- Lounge/Diner, Kitchen/Breakfast Room, Family Room, Utility and integral Garage
- No onward chain, would benefit from some general updating, potential to extend STPP
- Far reaching views from the orchard and a piece of the Mediterranean in your own garden

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.\*\*\*\*\*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: G Tenure: Freehold

EPC Rating: C



## 9 Wellhouse Way

Naphill, High Wycombe

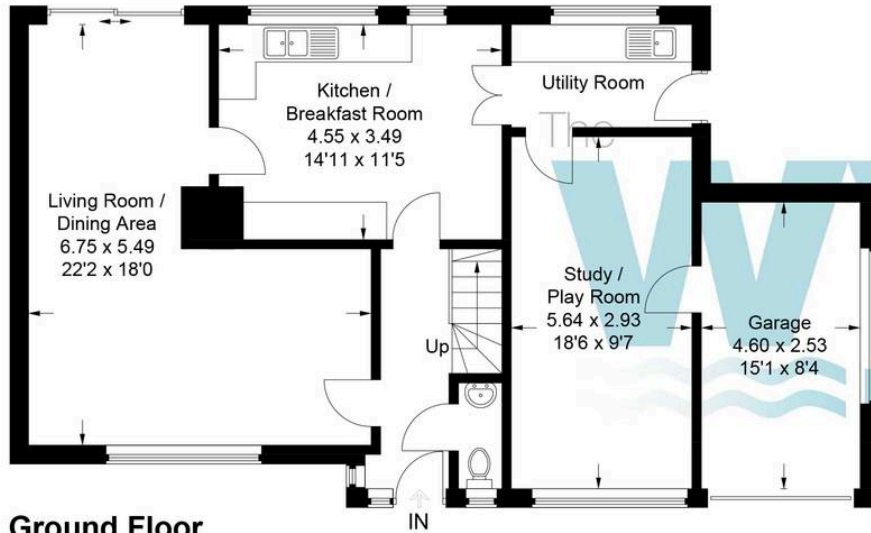
Spacious five bedroom detached home in a peaceful cul-de-sac with countryside views, large garden, pool, orchard, garage, and scope to update. No onward chain. Ideal for family living.

Set within a peaceful cul-de-sac and surrounded by open countryside, this much loved five bedroom detached family home offers a rare opportunity to create your ideal living space. The generous interior includes a spacious lounge and dining area, a versatile family room, and a well-proportioned kitchen and breakfast room, alongside a practical utility room and an integral garage for added convenience. Each of the five bedrooms is well-sized, offering flexibility for family life or home working, while the layout provides ample potential for further extension (subject to planning permission). The home's traditional charm is evident throughout, with scope for general updating to suit your personal style and preferences. Large windows allow natural light to flood the principal rooms, enhancing the welcoming atmosphere and framing picturesque views of the surrounding countryside. The gardens are beautifully landscaped with mature planting and perennial favorites, a large terrace with swimming pool and a great size orchard to the rear with panoramic Countryside views. The property is offered with no onward chain, facilitating a smooth and swift purchase process for prospective buyers. This is a rare chance to secure a spacious and adaptable family home in a truly tranquil and sought after location.

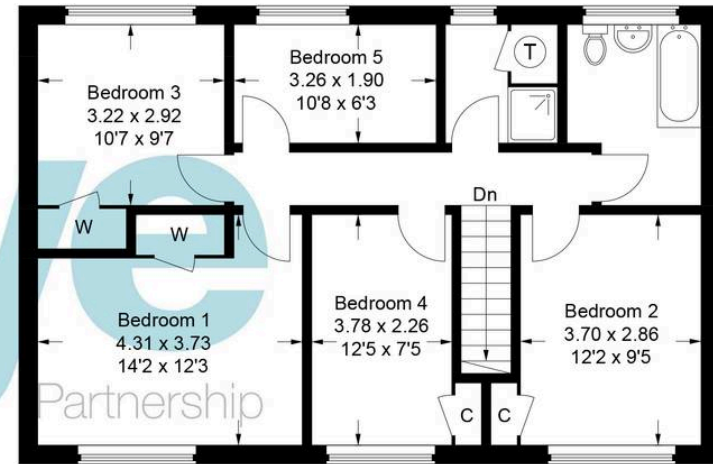


# 9 Wellhouse Way

Approximate Gross Internal Area  
Ground Floor = 88.6 sq m / 954 sq ft (Including Garage)  
First Floor = 71.9 sq m / 774 sq ft  
Total = 160.5 sq m / 1,728 sq ft



Ground Floor



First Floor

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.

© CJ Property Marketing Ltd

## The Wye Partnership Naphill

129 Main Road, Naphill - HP14 4SA

01494 565555 • naphill@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

