



**Aisling, Downley Road, Naphill, Buckinghamshire, HP14 4QY**

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*An immaculate and skillfully extended four/five bedroom family home located in the heart of Naphill village, with stunning kitchen/diner, large sitting room and four double bedrooms, all just a short stroll from Naphill Common and village amenities.*

Storm Porch | Entrance Hall | Cloakroom | Kitchen/Diner | Sitting Room | Utility | Integral Garage/Gym | Landing | Four Double Bedrooms | Bed Five/Office | Family Bathroom | En-Suite To Principle Bedroom | Paved Driveway | Front Garden | Rear Garden And Patio |

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'Aisling' is a beautifully presented four/five bedroom family home, set in the heart of Naphill village on one of it's most popular and premier roads. Skillfully extended over the years, the property offers four double bedrooms, office/nursery, family bathroom and en-suite to the principle bedroom.

Upon entering the property, the immaculate and tasteful interior is apparent from the welcoming entrance hall with herringbone flooring which flows into the cloakroom and large utility room. The kitchen/diner is a wonderful addition and provides family living and a true heart of the home. The well equipped kitchen benefits from cream granite worktops, chestnut wall and floor mounted units and integral appliances. There is a return breakfast bar leading to the eat-in dining area, allowing space for a large dining table with patio doors onto the patio and garden. The large L-shaped sitting room provides a warm and tranquil family space with underfloor heating and feature 'flame' effect fireplace. The Velux windows, rear aspect window and patio doors provide beautiful natural light. A large utility room and integral garage complete the accommodation to the ground floor. The utility offers space and plumbing for washing machine, washer/drier and provides a large amount of storage. The garage is currently used as a gym with storage.

Upstairs is a pleasant, bright, landing with access to the five bedrooms and family bathroom. The principle bedroom enjoys a dual front aspect, built in wardrobes and a fabulous en-suite wet room. There are a further three double bedrooms with built in wardrobes, one with a dual front aspect, one with a side aspect and one enjoying a rear aspect over the garden. Bedroom five works well as an office or nursery. The modern family bathroom has a large bath with shower, wc and large vanity unit and has a stunning feature tiled floor.

Accessed via patio doors from both the kitchen/diner, and sitting room, is a pleasant, enclosed rear garden laid mainly to lawn with mature fruit trees and patio area. To the front is a paved driveway with ample parking and landscaped lawn enclosed with mature hedging. This prime location provides access to Naphill Common, just a short walk and the village hall with cafe and village events.

**Price... £875,000** *Freehold*



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## LOCATION

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.

## DIRECTIONS

From our office in Naphill proceed along Main Road towards Hughenden Valley. Turn right into Downley Road and the property can be found a short distance on the left

## Additional Information

Council Tax Band F  
EPC Band C

## School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar, John Hampden, Aylesbury Grammar Girls' Grammar; Wycombe High School; Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

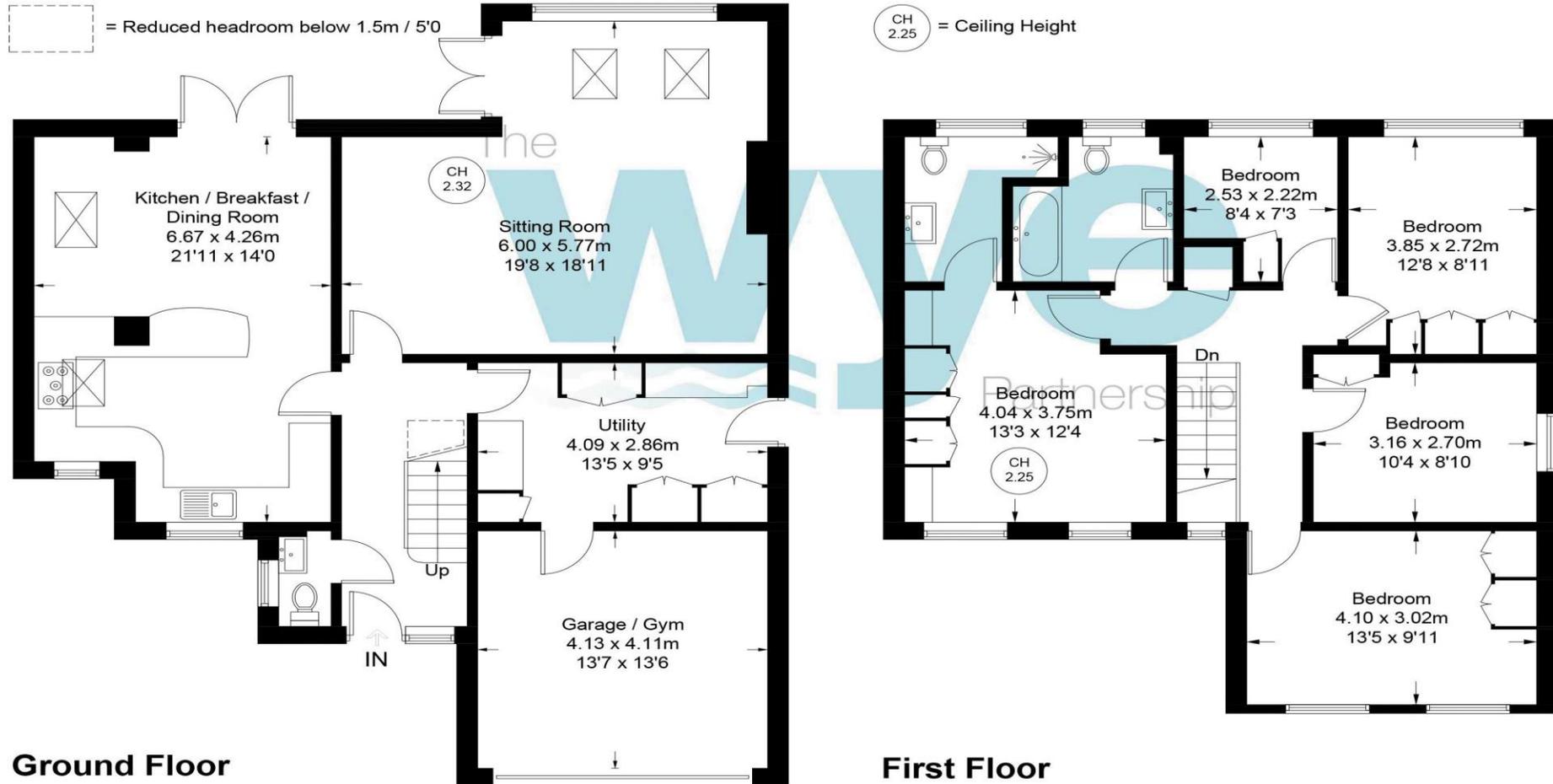
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Downley Road

Approximate Gross Internal Area  
Ground Floor = 99.3 sq m / 1069 sq ft  
(Including Garage/Gym)  
First Floor = 73.2 sq m / 788 sq ft  
Total = 172.5 sq m / 1857 sq ft



Floor Plan produced for Wye Partnership by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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