



2 Charity Cottages   Downley Road   Naphill   Buckinghamshire   HP14 4QY

*A delightful four bedroom, three bathroom brick and flint terraced house set in one of Naphill's most sought after locations, a stone's throw from Naphill Common famed for its Oak and Beech woodland. Local amenities and excellent public transport links are closeby.*

Sitting Room | Dining room | Kitchen/Dining Room | Conservatory  
| Downstairs WC | Four double bedrooms (two en-suite) | Family Bathroom  
| Private west facing rear garden | Two allocated parking spaces | No onward chain

---

Wye Country is delighted to offer this 10 year old brick and flint property set within a quiet cul-de-sac leading to Naphill Common. Situated within the middle of a small terrace of three properties, the house is in an excellent condition and is being sold with no onward chain.

Entering through the front door you find yourself in the large reception room with a front aspect and bay window. Leading from the reception room you enter an internal hallway with a downstairs WC, cloaks cupboard and access to the kitchen/dining room. The kitchen is fitted with a range of cream shaker style wall and base units with integral appliances, range cooker, and space for a washing machine. This bright and airy room has ample space for a large table and chairs and patio doors leading to the conservatory which could easily be integrated into the kitchen to provide a large open plan living space. The ground floor benefits from under floor heating with individual room thermostats.

Stairs from the hallway lead to the first floor, where you will find 3 double bedrooms, one with an en-suite shower room. Additionally there is a family bathroom with bath. A further staircase leads to a large bedroom on the second floor with an en-suite bathroom with bath.

The west facing secure rear garden is mainly laid to lawn with a garden shed and seating area adjacent to the conservatory. To the front of the house there is a communal parking area with this property benefiting from two allocated spaces.

#### **DIRECTIONS**

Turning right from our Naphill office, continue along Main Road, take the second turning on the right into Downley Road. The property will be found on the right hand side indicated by our sales board.

**PRICE ..... £549,950 ..... Freehold**



## AMENITIES

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office/General store, active village hall with adjoining playing field, coffee shop, public houses, beauty salon, hairdressers, excellent schooling and bus service linking High Wycombe to Aylesbury. There are numerous country walks and bridleways through the areas famed Beech woodland. For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

## SCHOOL CATCHMENT (2020/21)

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

## ADDITIONAL INFORMATION

Council Tax Band E  
EPC Band C

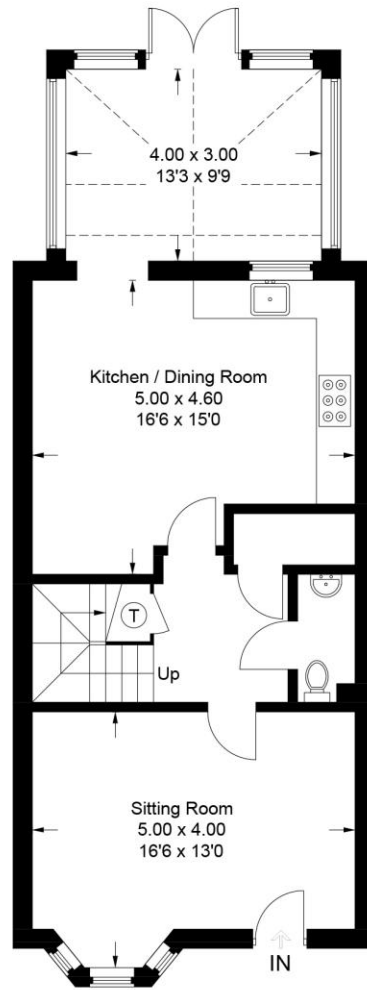
## MORTGAGE

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

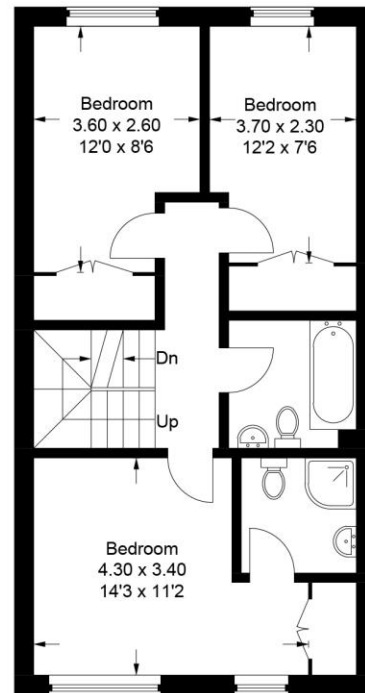
*Whilst we endeavor to make our sales details accurate and reliable, they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



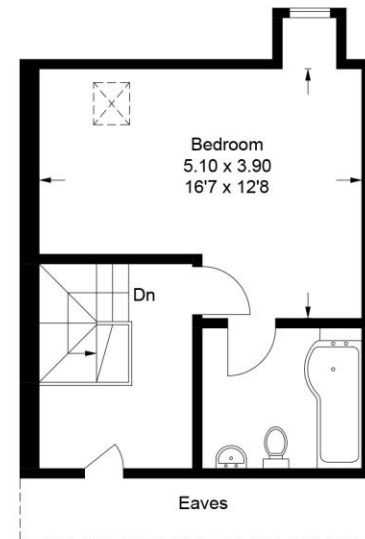
Approximate Gross Internal Area  
Ground Floor = 65.5 sq m / 705 sq ft  
First Floor = 50.1 sq m / 539 sq ft  
Second Floor = 31.6 sq m / 340 sq ft  
Total = 147.0 sq m / 1,584 sq ft



Ground Floor



First Floor



Second 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.