



Mulberry House 109 Main Road Naphill Buckinghamshire HP14 4SA

A beautifully presented, four bedroom, detached property positioned in a secluded cul-de-sac in the heart of Naphill village, close to local amenities, excellent schooling and wonderful woodland walks on Naphill Common.

Entrance Hall | Sitting Room | Dining Room | Study/Playroom | Sun Room | Cloakroom | Kitchen/Breakfast Room | Utility Room | Master bedroom en-suite | Three further double bedrooms | Family bathroom | Secluded gardens
Double Integral Garage | Driveway parking

This beautifully presented family home is offered with no onward chain. It offers flexible family sized accommodation to the ground floor with the possibility of extending and perhaps incorporating the integral garage (STPP). It is hidden away in a small cul-de-sac in the heart of the village but still close to all the amenities, schooling and transport links.

The impressive large, light and airy, double aspect sitting room features a working fireplace. Glazed double doors lead to a sun room with French doors onto the patio and garden beyond and a further set of doors leading into the dining room, a spacious reception area which can also be accessed from the hallway. This, in turn, leads through into the kitchen/breakfast room which boasts a range of light wood wall and base units with ample space for a table and chairs. The large utility room, with plumbing for the usual appliances, is off the kitchen and provides access to the rear of the property and internally to the double garage. To the front of the house is another reception room ideal as a study or playroom.

Upstairs the large master bedroom benefits from a well-proportioned en-suite shower room and ample storage. There are three further double rooms and a family bathroom.

The garden is mainly laid to lawn with mature shrub borders and patio area. There is a small courtyard area to the rear with a garden shed and side access to the front drive. The driveway offers ample parking for several vehicles and access to the double garage using the electric up and over door.

DIRECTIONS

From our office in Naphill, proceed for approximately 100 metres, along Main Road towards Hughenden Valley. The house is located in a small cul-de-sac as indicated by our sales board at the junction with Main Road.

GUIDE PRICE £975,000 Freehold



AMENITIES

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including a Post Office, mini-market, beauty/hair salon, an active village hall and coffee shop, two public houses, plus an excellent bus service. There are numerous country walks and bridleways through the area's famed woodland, (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 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)



SCHOOL CATCHMENT (2021/22)

Naphill and Walter's Ash Junior School
Boys' Grammar; The Royal Grammar School; John Hampden; Aylesbury 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)



ADDITIONAL INFORMATION

Council Tax Band G
EPC Band D

MORTGAGE

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

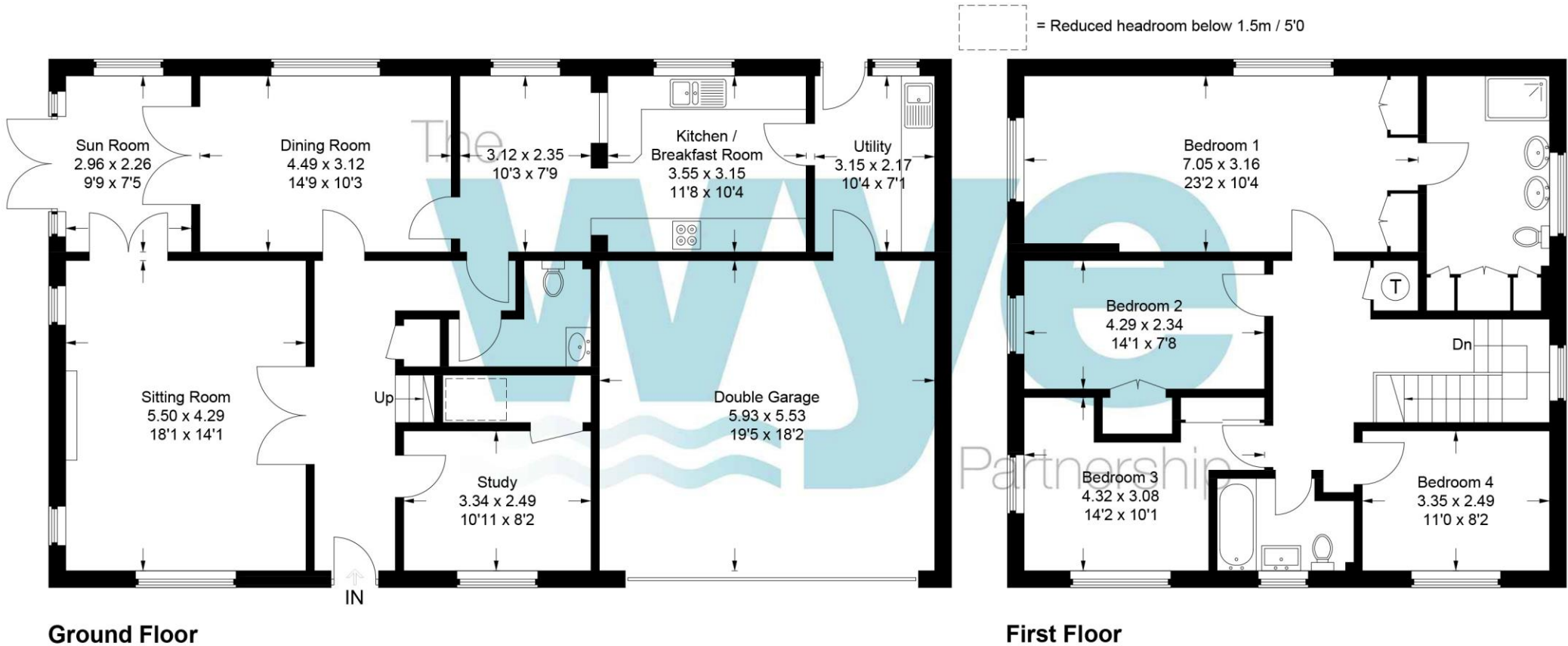
Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Mulberry House

Approximate Gross Internal Area
Ground Floor = 138.1 sq m / 1,486 sq ft
First Floor = 83.2 sq m / 895 sq ft
Total = 221.3 sq m / 2,381 sq ft
(Including Garage)

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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.