



116 Main Road, Naphill, Buckinghamshire, HP14 4QA

This well-presented four bedroom detached property is situated in the heart of the sought after village of Naphill, yet close to village amenities with wonderful countryside walks from your doorstep.

Entrance hall | Sitting room | Dining room | Kitchen | Utility | Study | Cloakroom | Principle Bedroom with en-suite | Three further double bedrooms | Family bathroom | Double garage | Shed | Driveway parking for 3-4 cars | Private front and rear gardens

116 Main Road, which is located on a substantial corner plot, is a generous sized four-bedroom detached home providing excellent accommodation for a family.

The bright, light and spacious sitting room has a feature fireplace and views of the garden. Double doors lead into the dining room which gives access to the kitchen and also the garden via French doors. There is a further reception room which could be used as a study, snug or playroom.

The kitchen has been fitted with white shaker style base and wall units with integrated double oven and hob with extractor over. There is space for a fridge. The utility room provides access to the garden and also the parking area.

Upstairs, the principle bedroom has built-in wardrobes and an en-suite. Two of the further three double bedrooms also have built in wardrobes. The family bathroom has a shower over the bath.

The garden wraps around the house and is laid mainly to lawn with mature shrubs. There is a large double garage, with an electric door, and parking for 3-4 cars to the side of the property accessed via Stocking Lane.

Price... £895,000 *Freehold*



LOCATION

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office, active village hall with adjoining playing field, coffee shop, public house, 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).

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Hughenden Valley, after about 0.2 miles the property can be found on the corner of Main Road and Stocking Lane as indicated by our For Sale board.

Additional Information

Council Tax band G / EPC band tba

School Catchment

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)

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

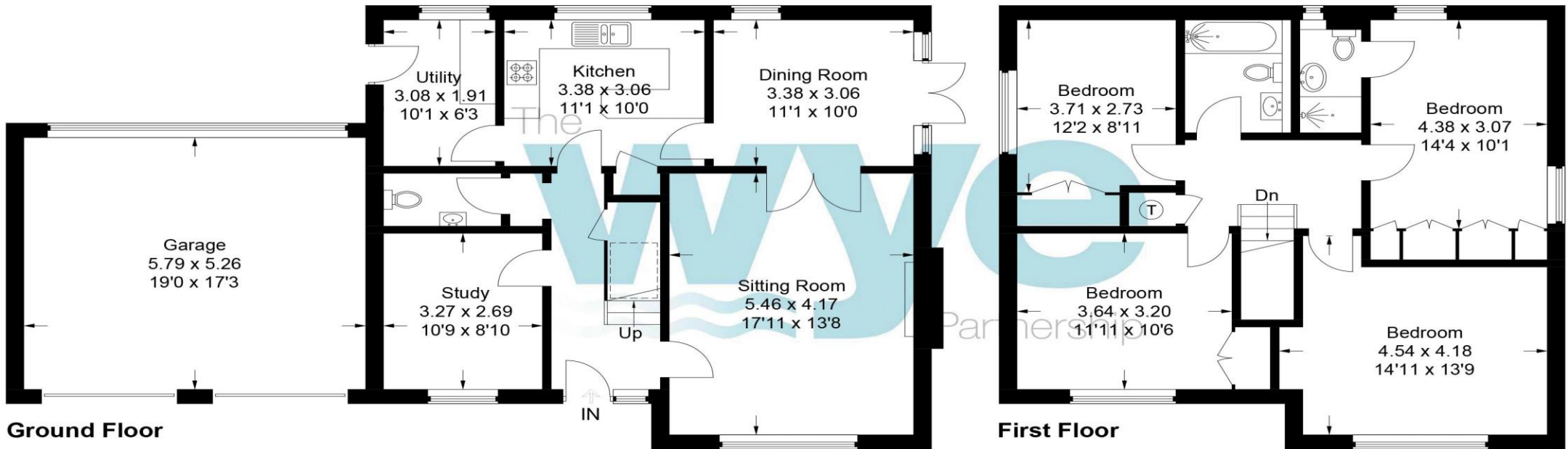


116 Main Road

Approximate Gross Internal Area
Ground Floor = 73.7 sq m / 793 sq ft
First Floor = 73.2 sq m / 788 sq ft
Garage = 30.9 sq m / 333 sq ft
Total = 177.8 sq m / 1,914 sq ft



 = Reduced headroom below 1.5m / 5'0"



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