



12 Braeside, Naphill, Buckinghamshire, HP14 4RY

*A lovely two bedroom modern cottage located in the popular village of Naphill and is a stone's throw away from the famed Naphill Common, excellent schooling, local amenities and good transport links.*

Entrance hall | Sitting room with dining area | Kitchen | Cloakroom | Principle bedroom with en-suite | Second bedroom | Family bathroom | Southerly facing rear garden | 2 allocated parking spaces

This lovely well portioned two-bedroom home has been well maintained since it was built approximately 18 years' ago. The house is in a sought after cul-de-sac location on a private road, close to Naphill Common famed for its oak and beech woodland, in an Area of Outstanding Natural Beauty.

The living room, with feature fireplace, has views over the rear garden which can be accessed via the French Doors. There is a very useful large understairs cupboard.

The kitchen is fitted with a range of beech effect base and wall units with integrated hob, oven and fridge/freezer with space for a dishwasher and washing machine. The boiler was replaced in 2022. There is a downstairs cloakroom off the hallway.

The main bedroom has views over the rear garden and benefits from two fitted wardrobes and an en-suite shower room. The second bedroom is a small double with views to the front. The family bathroom is fitted with a modern white suite.

On the landing there is a large airing cupboard providing extra storage. The loft is accessed by a loft ladder and is boarded with a light.

The rear garden is laid mainly to lawn with flower borders and 2 patio areas to catch the sun all day. The side gate provides direct access to the 2 allocated parking spaces.

**Price... £410,000** *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 Naphill office proceed along the Main Road towards Hughenden Valley, take the turning right into Chapel Lane, then immediately left into Lacey Drive, then left again into Braeside, where the property is situated on the left hand side as indicated by our Wye Partnership sales board.

## Additional Information

Council Tax band C / EPC band TBA

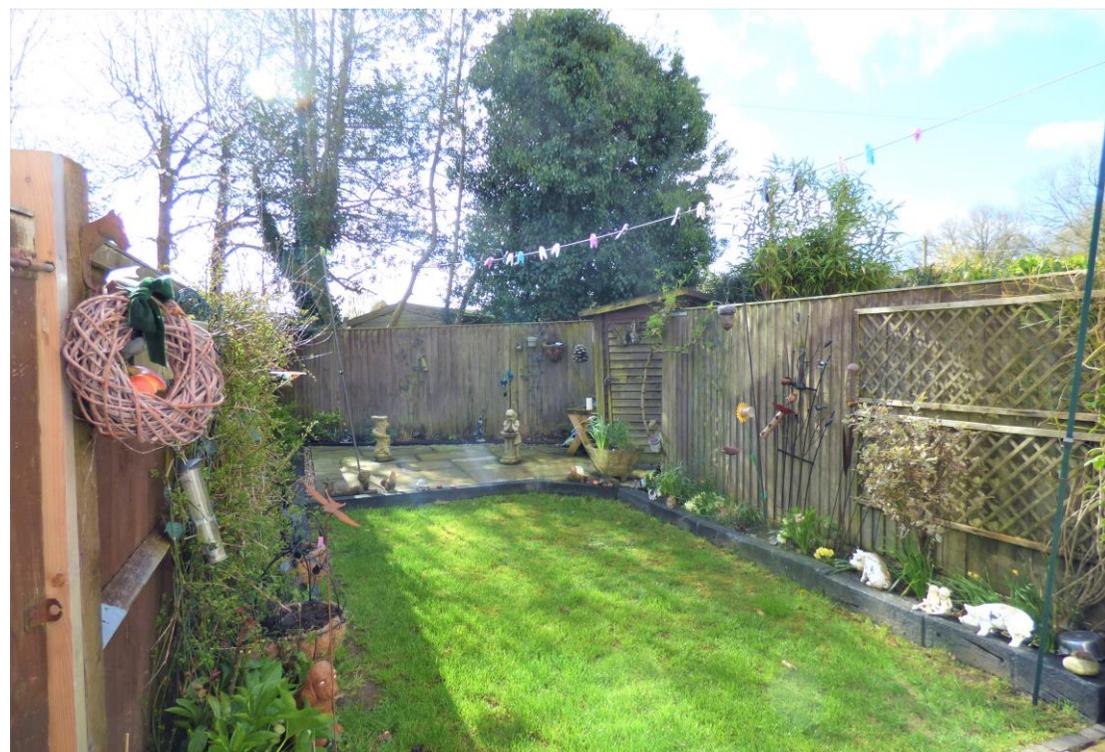
## School Catchment

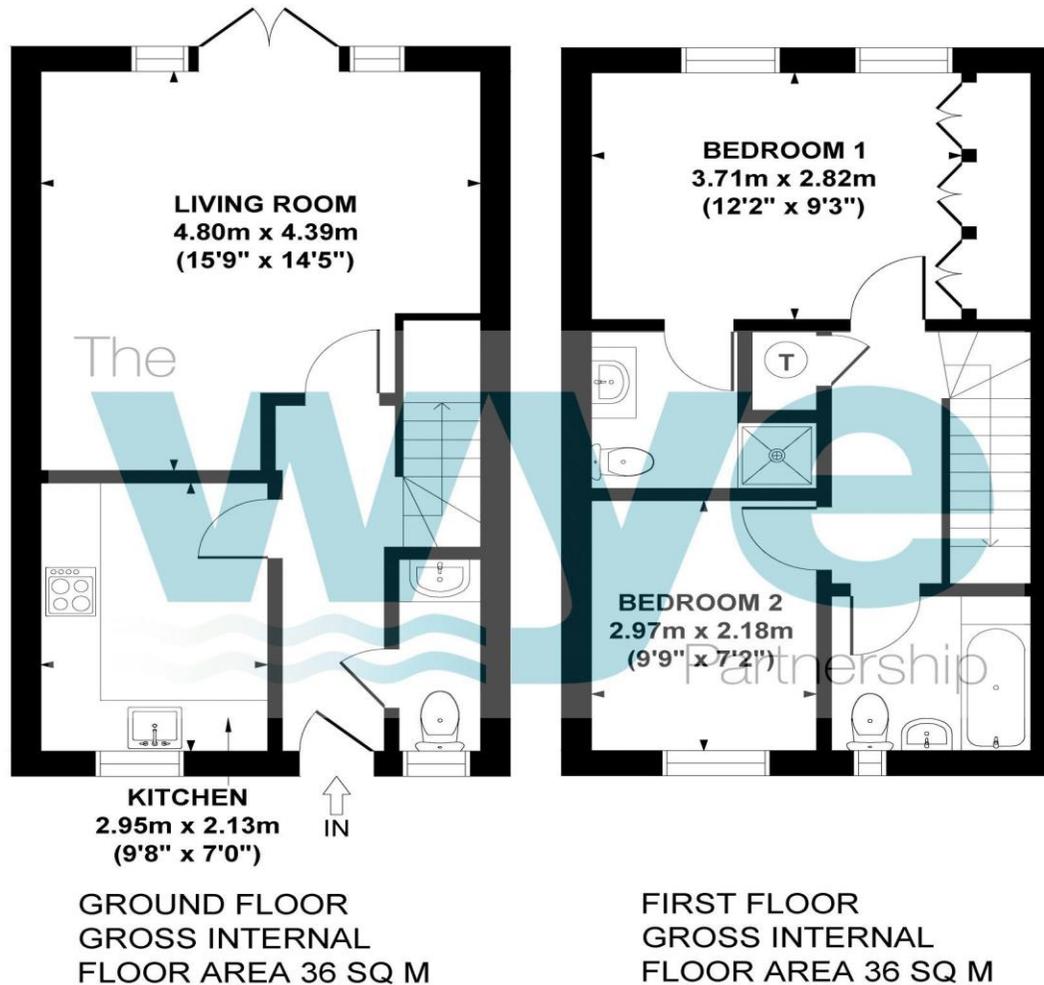
Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School; John Hampden; Aylesbury Girls' Grammar; Wycombe High School, Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

## MORTGAGE

Contact your local Wye Country 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*





**12 BRAESIDE, NAPHILL HP14 4RY**  
**APPROX. GROSS INTERNAL FLOOR AREA 72 SQ M / 775 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership