



The Brambles, 189a Main Road, Naphill, Buckinghamshire, HP14 4SD

The Brambles is a beautifully presented three bedroom modern cottage located in the popular village of Naphill and is close to excellent schooling, local amenities, transport links and Naphill Common with its extensive network of woodland paths and trails

Entrance hall | Sitting room with dining area | Kitchen | Cloakroom | Principle bedroom with en-suite | Two further bedrooms | Bonus loft room plus eaves storage | Family bathroom | South-westerly facing rear garden | Detached garage | Additional parking space

The Brambles is a beautifully presented three bedroom modern cottage in the lovely village of Naphill. Upon entering the kitchen is on the right and front aspect. It is fitted with a comprehensive range of grey/green Shaker-style units incorporating an integrated, washing machine, fridge, freezer and dishwasher plus a dual fuel Rangemaster cooker.

The lounge/dining room is at the end of the hallway and runs across the back of the house. The seating area is a generous, square shape with French doors out to the garden. The focal point of the room is a brick fireplace inset with a log burner. The spacious dining area can accommodate a good-sized dining table. There is also cloakroom off the hall.

Upstairs, the landing has two storage cupboards; one with a radiator to act as an airing cupboard. The principle bedroom is front aspect with a range of built in wardrobes and an ensuite shower room consisting of shower cubicle with thermostatic shower valve, W.C. and vanity unit. The family bathroom is fitted with a bath with hand-held shower, W.C. and basin. Bedroom 2 is a similar size to the master with windows overlooking the garden. Bedroom 3 is also rear aspect with timber alternating steps leading up to the bonus loft room. Currently fitted out as an elegant spare bedroom, this room has eaves storage both front and rear with the benefit of fitted wardrobes on the front elevation. The room is illuminated via Velux windows with fitted blinds.

Outside, the front garden is mainly gravelled with shrubs and plants. A path to the side leads to the rear garden which is level, faces south-west and is enclosed. There is a patio outside the sitting room, ideal for entertaining with the remainder of the garden being mainly lawn with flower beds to the sides. A gate at the rear accesses the garage which is located in a separate block. There is additional unallocated parking close to the garage.

Price... £475,000 *Freehold*



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 Naphill office follow Main Road towards Walter's Ash. After 0.3 miles you will find the property on the left just passed Willow Court.

Additional Information

Council Tax band E / EPC band C

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

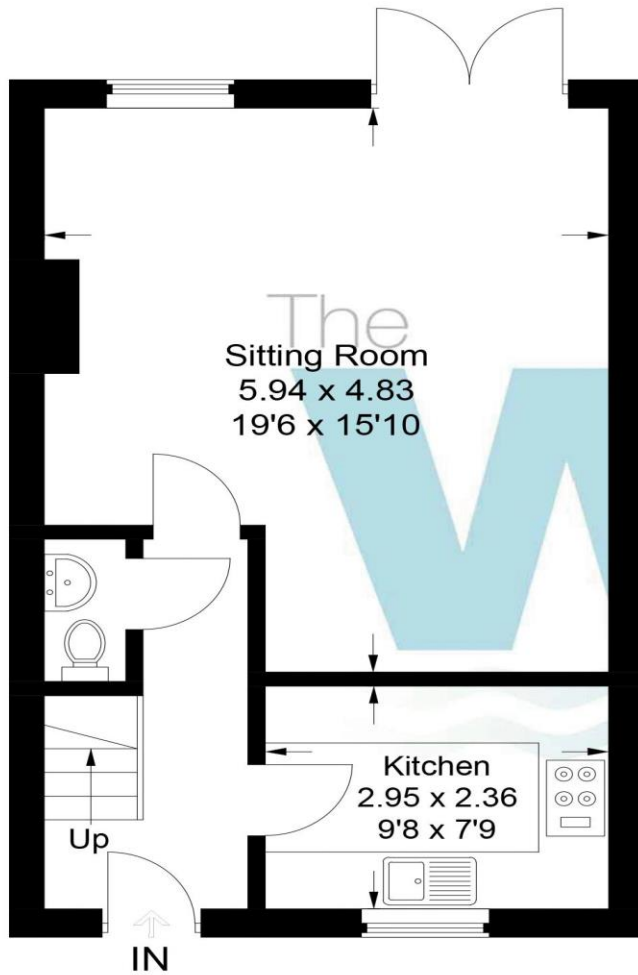
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

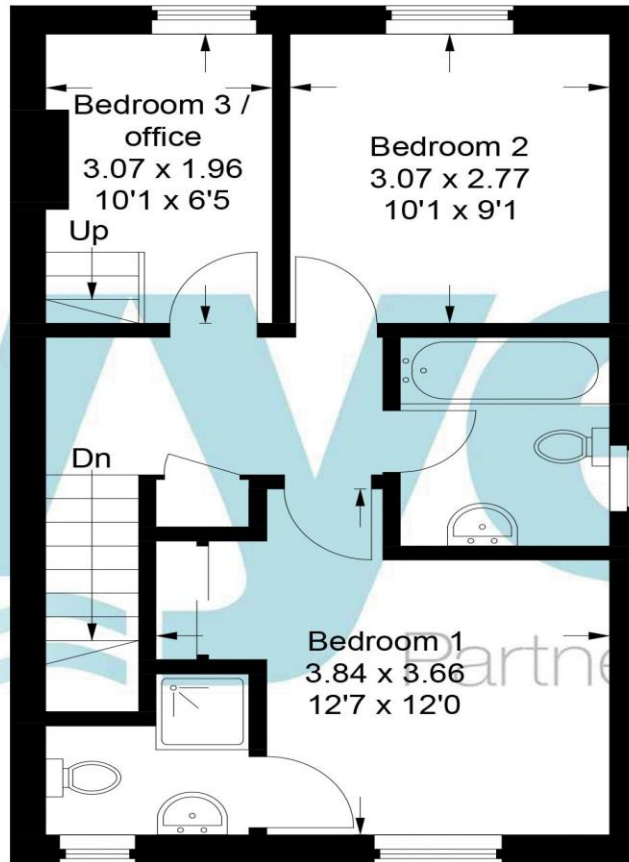


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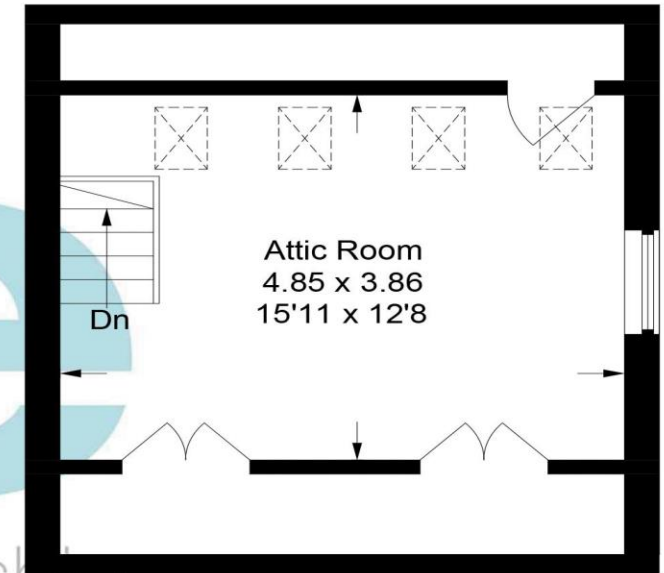
Approximate Gross Internal Area
109.5 sq m / 1,178 sq ft



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.

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The **wye** Partnership