



Keld Cottage 107 Main Road Naphill Buckinghamshire HP14 4SA

*A well-presented three bedroom detached cottage set in the heart of the sought after Chiltern Village of Naphill, close to local amenities, schools and Naphill Common famed for its oak and beech woodland, footpaths and bridleways.*

Entrance hall | Sitting/Dining room | Kitchen | Downstairs WC | Two double bedrooms | Single bedroom | Shower room | South Westerly aspect rear garden | Detached Single Garage | Driveway parking for 3 vehicles

This well presented three bedroom detached property is situated within the much sought-after 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.

Keld Cottage is a delightful, brick and flint cottage which was built in approximately 1986. It offers a dual aspect sitting room to the front with feature fireplace, and a light and airy dining area to the rear with patio doors opening onto the garden.

The kitchen is fitted with a range of base and wall oak style cabinets with space for a cooker and fridge/freezer. There is a door to a small utility area with downstairs WC.

Stairs from the hallway lead to the first floor where there are two double bedrooms, a further single bedroom and a shower room.

The pretty rear garden is laid mainly to lawn with mature shrubs and offers a sunny patio area. There is a detached garage to the side of the property and further driveway parking for 3 vehicles.

#### **DIRECTIONS**

From our office in Naphill, proceed along Main Road towards Hughenden Valley. After about 100 metres you will find the property on the right as indicated by our sales board.

**GUIDE PRICE ..... £570,000 ..... Freehold**



## AMENITIES

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 computer 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 (2022/23)

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar, John Hampden, Aylesbury Grammar 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 E | EPC Band D

## MORTGAGE

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

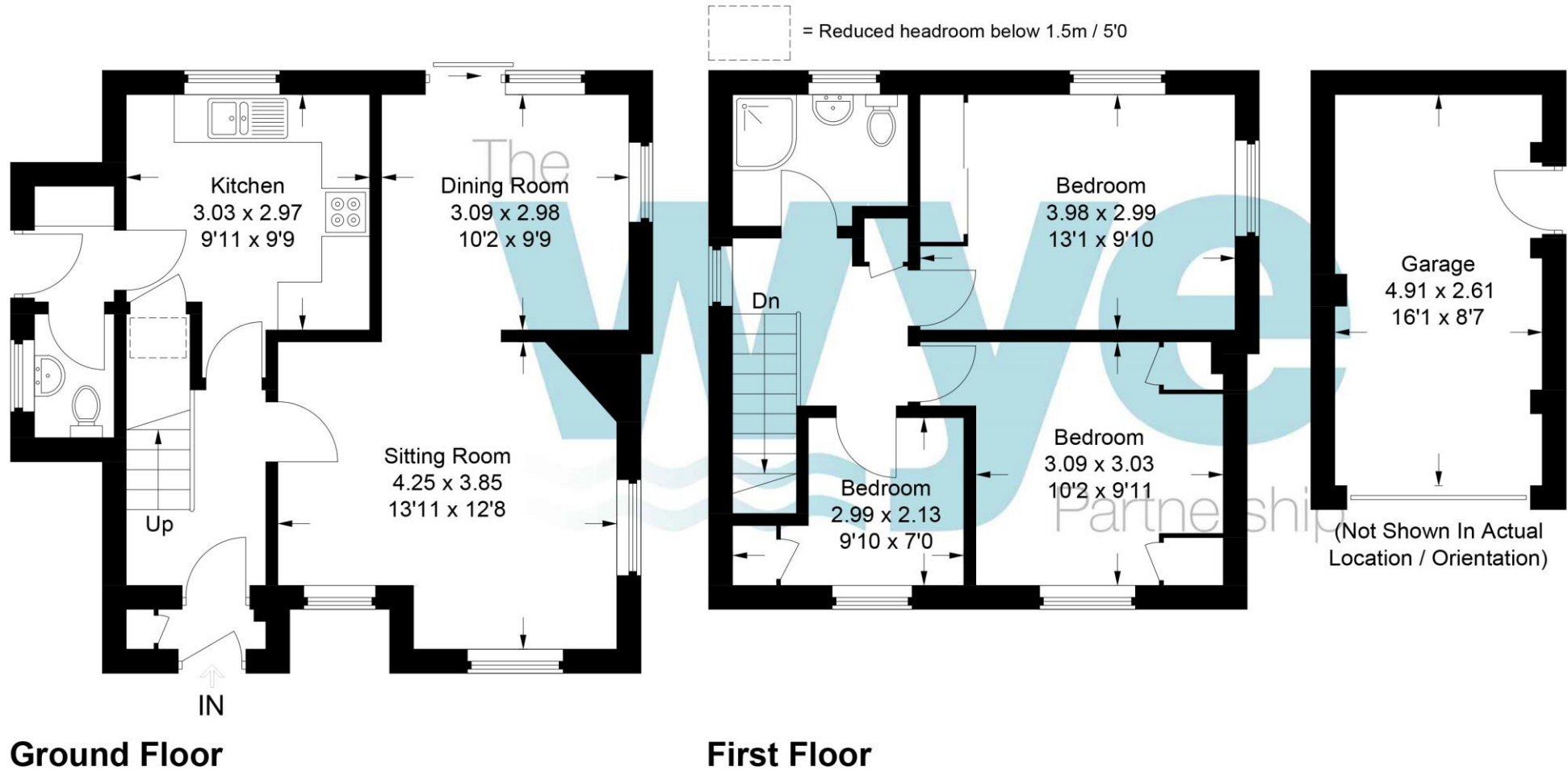
*Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Wye Country  
129 Main Road, Naphill, Bucks, HP14 4SA  
01494 565 555  
naphill@wyecountry.co.uk  
wyecountry.co.uk

## 107 Main Road

Approximate Gross Internal Area  
Ground Floor = 45.7 sq m / 492 sq ft  
First Floor = 38.3 sq m / 412 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 96.9 sq m / 1,043 sq ft



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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