



Herewood, Chapel Lane, Naphill, Buckinghamshire, HP14 4RB

This charming 3-4 bedroom chalet bungalow is located next to Naphill Common offering wonderful countryside walks from your doorstep yet close to all village amenities.

Entrance hall | Sitting room | Dining room | Kitchen | Bedroom / Playroom / Study | Wet room | Conservatory | Principle bedroom | Two further bedrooms | Family bathroom | Garage | Driveway parking for 3-4 cars | Private rear garden

Herewood has been in the same family since it was built in 1965 and has been well cared for and updated over the years. It is in the enviable position of being located next to the Naphill Common.

Double doors lead from the hallway into the bright, light and spacious sitting room which benefits from two windows offering views of Naphill Common. Also to the front, there is another reception room which could be used as a ground floor bedroom, snug, study or playroom. The dining room is to the rear of the property which opens into the conservatory and the garden beyond. There is also a wet room offering step free access into the shower.

The kitchen was recently refitted with off-white shaker style wall and base units with granite worktops. There is a double oven, hob with extractor over, dishwasher and fridge/freezer which are all integrated.

Upstairs, the principle bedroom has built-in cupboards and views of Naphill Common. There are two further bedrooms, a double and a single, and the family bathroom.

Outside, the sunny courtyard style garden is south facing and has been planted with mature shrubs. The single garage has power and a light, and there is driveway parking for 3-4 vehicles.

Guide Price £750,000 *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 office in Naphill, proceed along Main Road towards Hughenden Valley, after about 0.1 miles turn right into Chapel Lane and follow it to the end where the property can be found on the left as indicated by our For Sale board.

Additional Information

Council Tax band F / EPC band D

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

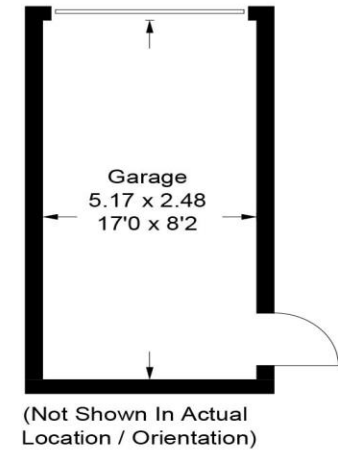
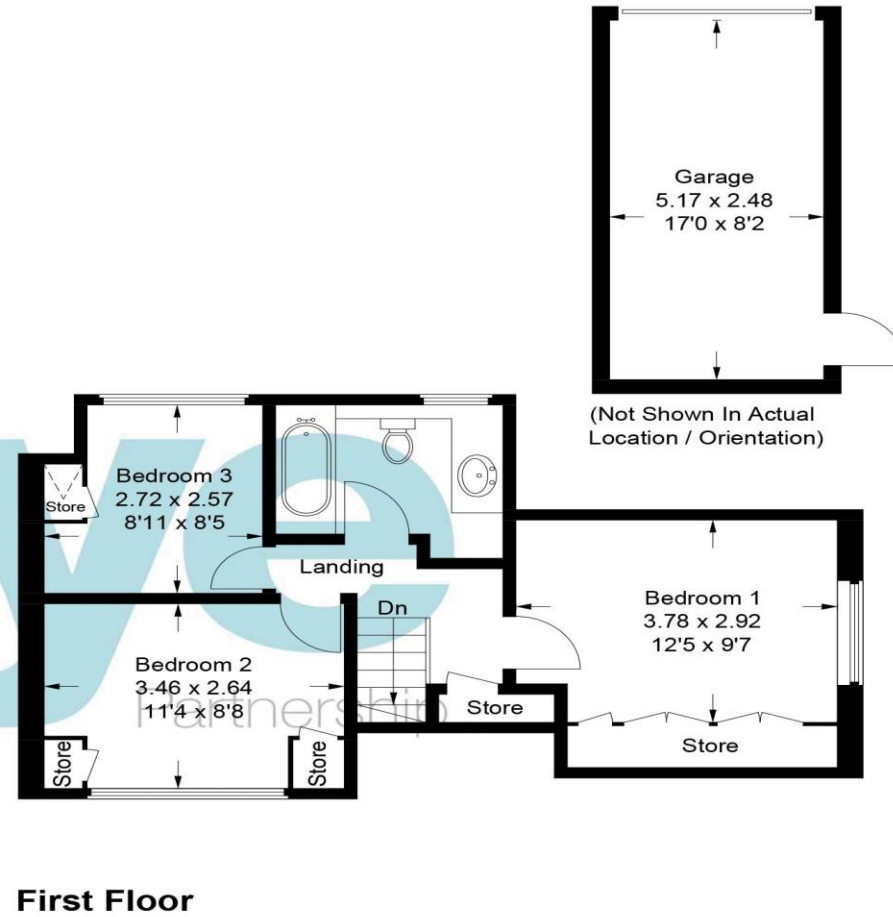
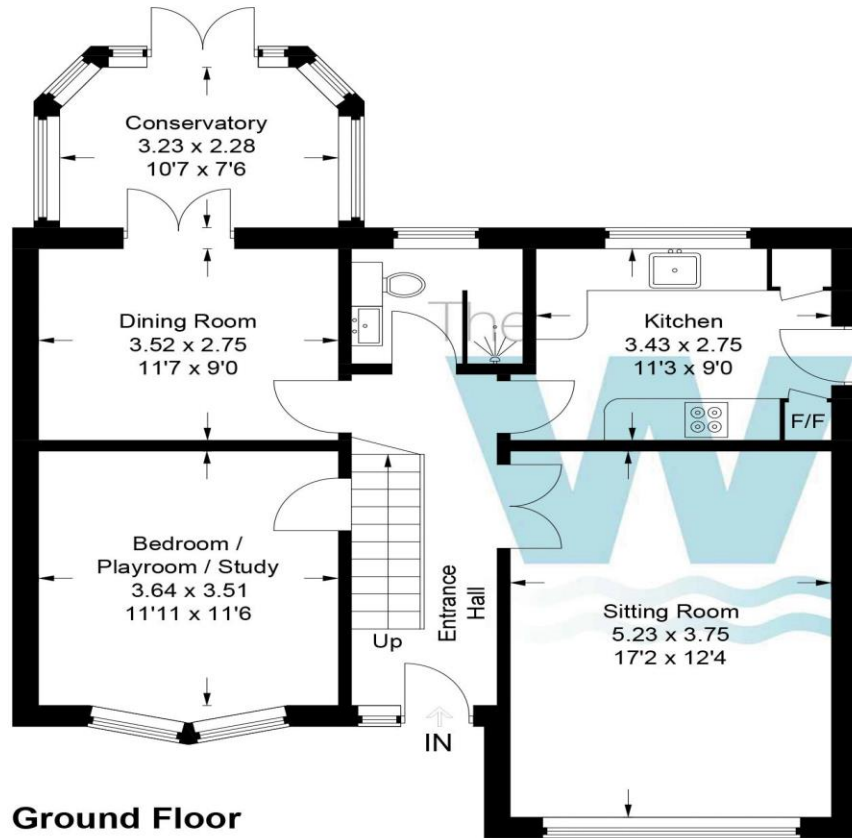
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Herewood, Chapel Lane

Approximate Gross Internal Area
Ground Floor = 75.5 sq m / 813 sq ft
First Floor = 40.6 sq m / 437 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 129.0 sq m / 1,389 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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129 Main Road, Naphill, Bucks, HP14 4SA
01494 565 555
naphill@wyecountry.co.uk
wyecountry.co.uk

The **wye** Partnership