



201 Main Road Naphill Buckinghamshire HP14 4SE

A beautifully presented, character, two/three bedroom, semi-detached, brick and flint property situated in the heart of the village close to Naphill Common, village amenities and beautiful countryside walks from your doorstep. Offered with no onward chain.

Sitting room | Kitchen | Utility area | Ground floor bathroom | Ground floor bedroom with ensuite shower room | Further first floor double bedroom and additional large flexible area | Southerly facing rear garden with outbuilding | On road parking |

This charming period cottage is located in the heart of Naphill village, close to village amenities, an excellent bus route and local schooling. Naphill Common, famed for its oak and beech woodland, is on your doorstep, with its many footpaths adjoining the Bradenham Estate and Downley Common, wonderful for dog walking!

The sitting room is delightful, with the use of wood on the ceiling beam, mantel piece and shelving exuding charm, warmth and character whilst the open fireplace gives the room a focal point. The kitchen is well-appointed with an integrated cooker and hob and solid wood worktops, with ample space for a table and chairs. The roof lantern light in addition to the window makes this space very bright. Adjacent to the kitchen, there is a very useful utility area with space for the usual appliances. The bathroom is opposite, smartly fitted and in keeping with the character of the property. Further along is the master bedroom with ensuite shower room and double doors out onto the decked terrace and garden beyond.

Upstairs there is another double bedroom and a large area which could be used as a further bedroom/nursery or indeed a dressing room or study, depending upon requirements.

Side access leads to a pretty, south westerly facing rear garden, with a decked area, lawn and a brick built garden outbuilding.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. The cottage will be found on the left hand side, indicated by our 'For Sale' board.

PRICE £375,000 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 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).

SCHOOL CATCHMENT (2020/21)

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School

Girls' Grammar; Wycombe High School Upper/All Ability; Princes Risborough
(We advise checking with the individual school for accuracy and availability)

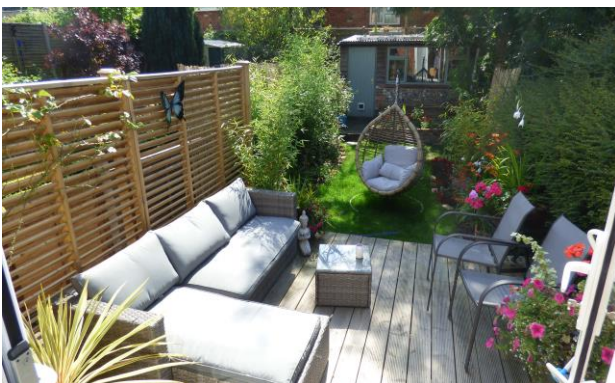
ADDITIONAL INFORMATION

Council Tax Band D
EPC Band D

MORTGAGE

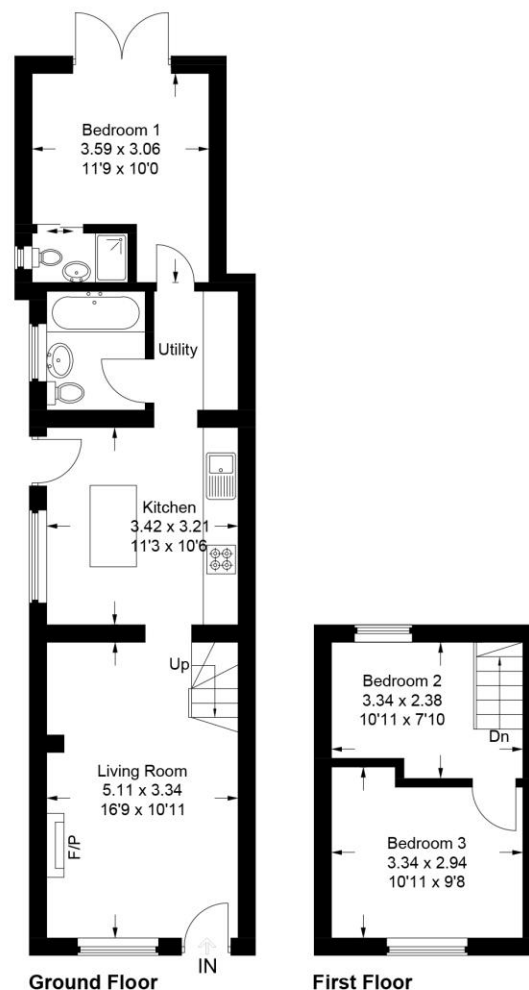
Contact your local Wye office who can introduce you to their Independent Financial Adviser.

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.





Approximate Gross Internal Area
Ground Floor = 48.7 sq m / 524 sq ft
First Floor = 16.8 sq m / 181 sq ft
Total = 65.5 sq m / 705 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.