



Jenari Lodge 279a Main Road Walter's Ash Buckinghamshire HP14 4UU

An exceptional three/four bedroom, detached, family house close to Naphill Common and nearby National Trust village of Bradenham with lovely woodland walks, local amenities, good transport links and an excellent primary school.

Entrance Hall | Sitting Room | Kitchen/Family Room | Utility Room | Dining Room / Bedroom Four | Cloakroom | Master bedroom en-suite | Two further double bedrooms | Family bathroom | South-West facing rear garden with Japanese 'tea house' | Garage | Driveway parking

This beautifully presented family home has been tastefully improved by the current owners and offers the flexibility of a fourth bedroom downstairs.

The impressive 30ft kitchen/family room provides relaxed living with views to the front and rear gardens. The kitchen area offers a range of quality fitted shaker style wall and base units with a black granite worktop which includes a breakfast bar for casual eating. There is an integral dishwasher, space for a range cooker and American style fridge/freezer. Bi-fold doors open out to the lovely private garden. Travertine floor tiles, together with underfloor heating, is fitted throughout this impressive area. Off the kitchen is a fully fitted utility room.

The large and bright sitting room has a feature fireplace as a focal point with access to the garden through bi-fold doors. There is a dining room to the front of the property which offers the flexibility of a ground floor fourth bedroom, with adjacent cloakroom.

On the first floor there is a generous master bedroom with en-suite and two further bedrooms. The large family bathroom has a bath with shower over and plenty of storage space.

The secluded south-west facing garden has been professionally landscaped and incorporates a Japanese style 'tea-house'. Electric gates at the front provides security and privacy for the well maintained garden. There is driveway parking and a garage.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. The house is on the left after Templewood & before Bradenham Wood Lane as indicated by our sales board.

GUIDE PRICE £850,000 Freehold



AMENITIES

Walter's Ash is located high in the Chiltern Hills, surrounded by its famed countryside and Beech woodland. There are local schooling and shopping facilities for day to day needs including a supermarket, coffee shop, cafe, garage, opticians and a popular primary school, plus an excellent bus service. Nearby Naphill offers a Post Office, active village hall with coffee shop, playing fields, beauty salon, hairdressers and public house. There are numerous country walks and bridleways through the areas famed Beech woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 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 (2021/22)

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 F | EPC Band C

MORTGAGE

Contact your local Wye Country 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.

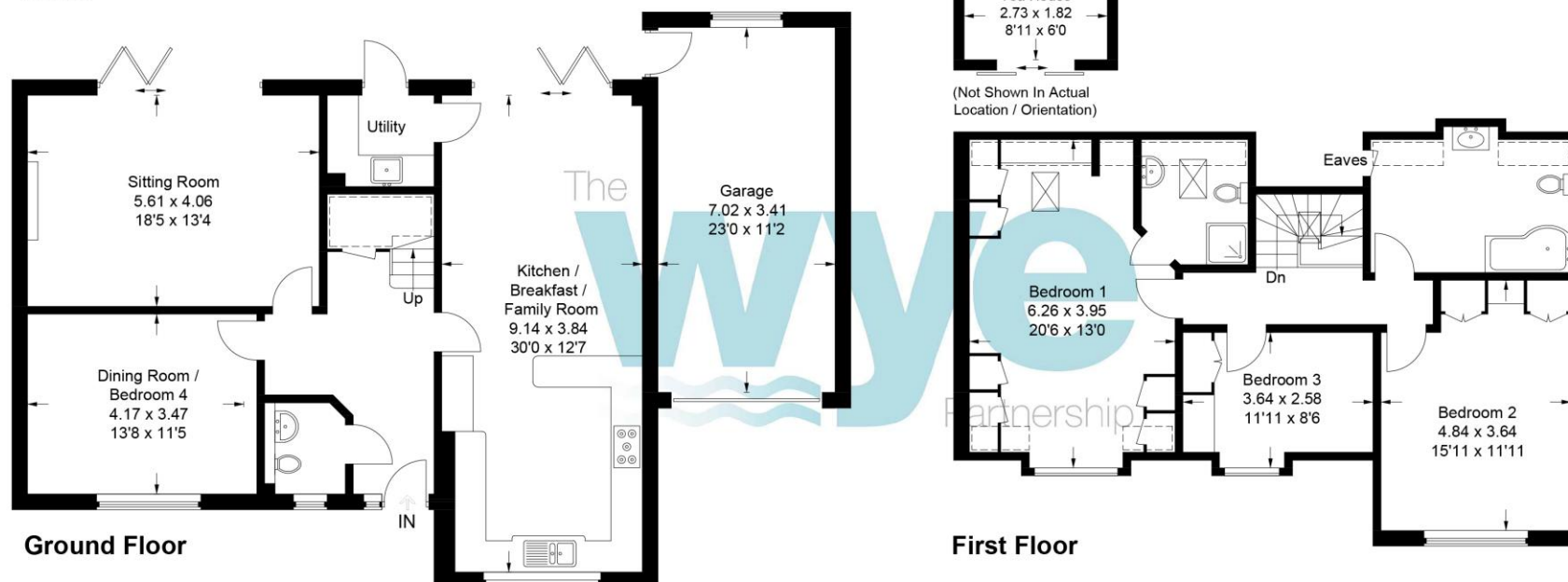


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Approximate Gross Internal Area
 Ground Floor = 96.8 sq m / 1042 sq ft
 First Floor = 73.5 sq m / 791 sq ft
 Garage = 23.9 sq m / 257 sq ft
 Tea House = 4.9 sq m / 53 sq ft
 Total = 199.1 sq m / 2,143 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.