



6 Beech Park Walter's Ash Buckinghamshire HP14 4XL

An attractive four bedroom, detached, family house situated in a quiet cul-de-sac of similar imposing properties, close to village amenities and woodland walks. With scope for improvement, the property is offered with no onward chain.

Entrance Hall | Sitting Room | Kitchen/Dining Room | Downstairs WC | Master bedroom with ensuite WC | Three further bedrooms | Family bathroom with walk-in shower | Large Garage | South West Facing rear garden | Driveway with off street parking for 2 vehicles

This family home has great potential and offers the opportunity for updating and enlargement (stpp) as several houses have done in this peaceful cul-de-sac, in close proximity to Naphill Common which extends to 155 acres of woodland, paths, bridleways and open glades in an area of Outstanding Natural Beauty.

Upon entering the hallway there is a downstairs cloakroom to the right and two doors leading to the sitting room and kitchen/diner. The double aspect sitting room has a feature fireplace and French doors leading onto a patio and garden beyond. The kitchen/diner can be accessed from both the hallway and the sitting room. The kitchen comprises a range of pine base units and has space for the usual appliances. There is a clearly defined dining area which also allows access to the large under stairs storage cupboard.

Stairs from the hallway lead to the first floor and access to the four bedrooms and family shower room. The large master bedroom has an en-suite WC and sink.

The integral garage can be accessed not only from the front and rear gardens but additionally the kitchen and is ideally placed to be brought into the house as part of modernization.

The good sized south west facing rear garden is not overlooked and backs on to local woodland. There is a small green house and shed. The front garden provides access to the garage, a graveled driveway and a lawned area with shrub and flower borders.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. Turn left into Bradenham Wood Lane and first right into Beech Park. Follow the road to the small green and No 6 can be found in the left hand corner indicated by our sales board.

PRICE £595,000 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 (2020/21)

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

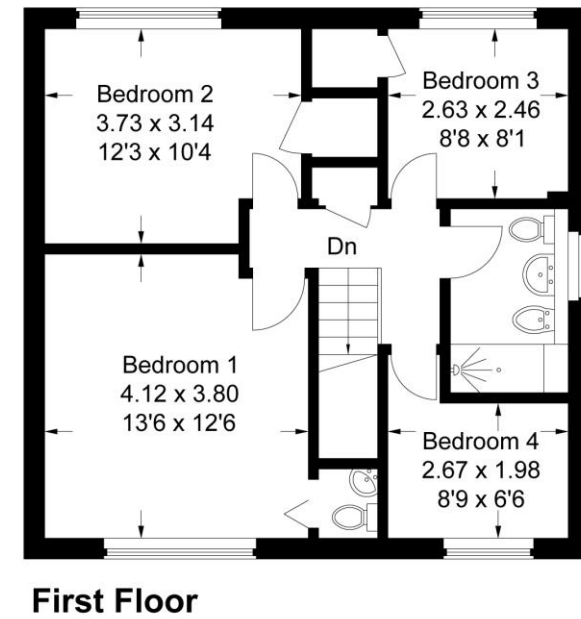
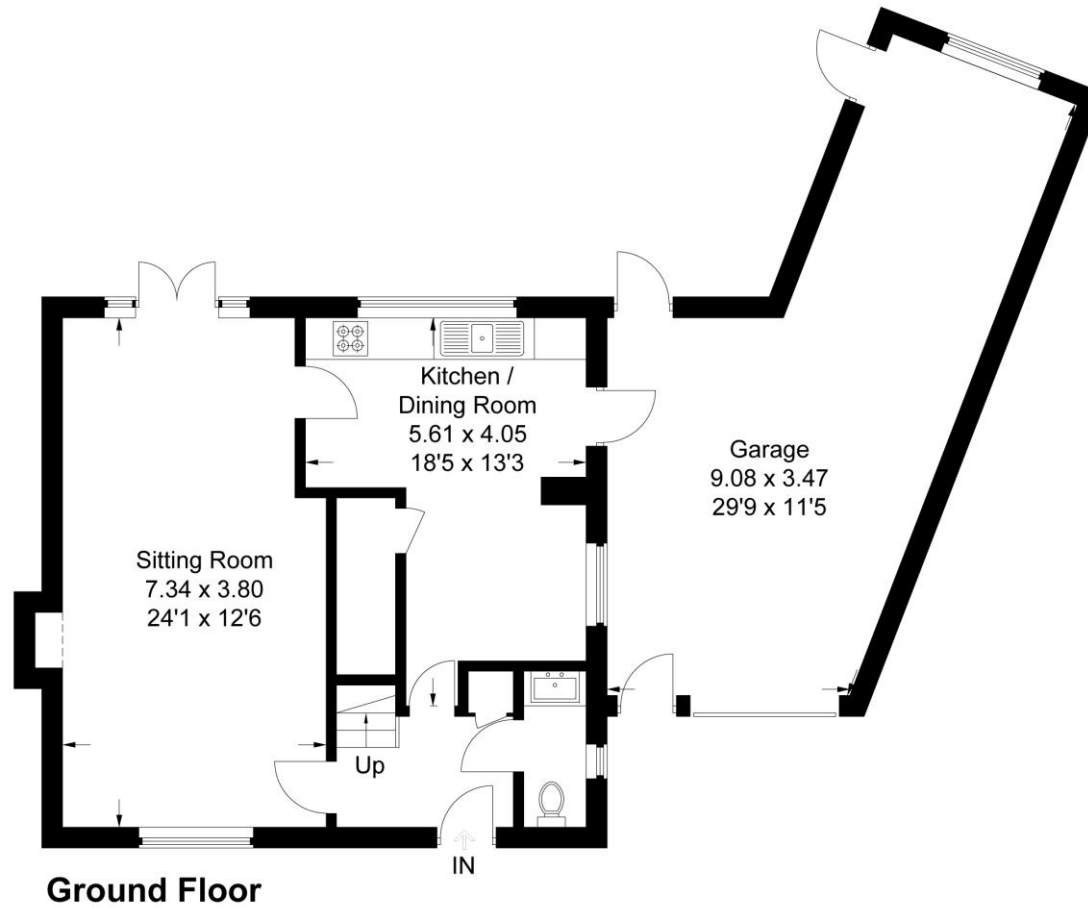
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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.



Wye Country
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Approximate Gross Internal Area
 Ground Floor = 94.4 sq m / 1,016 sq ft
 First Floor = 55.5 sq m / 597 sq ft
 Total = 149.9 sq m / 1,613 sq ft
 (Including Garage)



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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