



119 MAIN ROAD NAPHILL BUCKINGHAMSHIRE HP14 4SA

A delightfully presented, two bedroom semi-detached, period brick and flint cottage, situated in the sought after Chiltern village of Naphill.

Sitting Room | Dining Room | Kitchen | Utility Area | Downstairs Bathroom with Bath | Sun Room | Two Double Bedrooms | Upstairs Bathroom with Shower | Private Gardens | Garage with Workshop Area | Driveway Parking

This delightful period cottage offers flexible accommodation and is in a ready to move into condition. It offers the potential to extend to the side and rear (stpp) if required. It is situated in a prominent position in the centre of the village and close to the amenities offered by both Naphill and Walter's Ash.

Entry through the front door leads straight into the sitting room with a log burner and stairs leading to the first floor. A door to the front leads to a dining room with working fireplace whilst a second door leads into a bright galley style kitchen comprising a range of white floor and wall units.

Following through from the kitchen you enter a utility area with back door leading to the rear garden. A downstairs bathroom with bath is situated off of the utility area. A sun room is situated at the rear of the property with views over the rear garden.

The first floor, accessed from the stairs in the sitting room, comprises two double bedrooms, one with a built in wardrobes. Additionally there is a modern bathroom with shower cubicle.

The property offers a pretty and secure rear garden with access to the garage. It has an area laid to lawn bordered by beds with mature shrubs. The front has ample parking for two vehicles and a single up and over door to the garage.

DIRECTIONS

This property is situated five properties away from our Naphill office in the direction of Hughenden Valley and on the same side of the road.

PRICE £459,950 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; 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)

ADDITIONAL INFORMATION

Council Tax Band E
EPC Band C

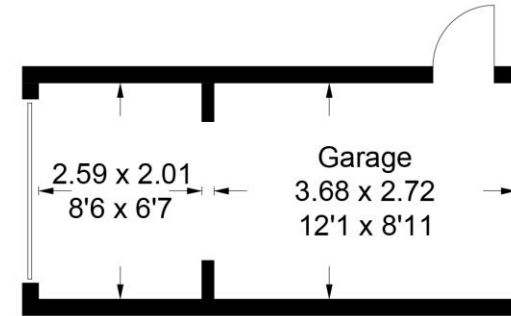
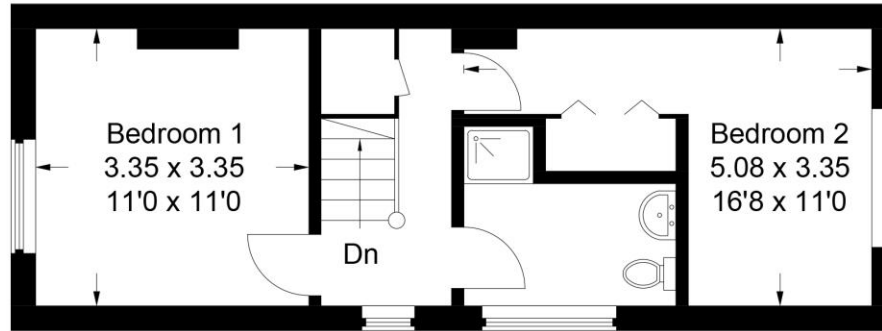
MORTGAGE

Contact your local Wye Country 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.

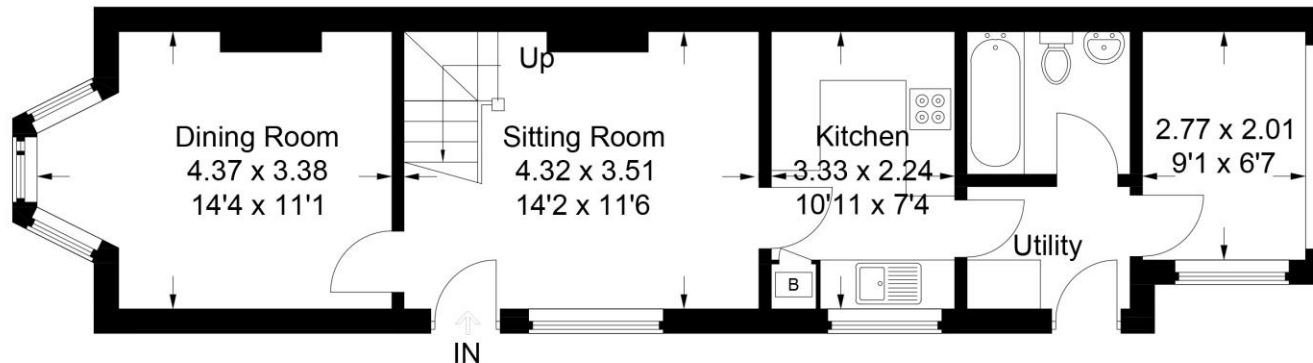


Approximate Gross Internal Area
 Ground Floor = 49.8 sq m / 536 sq ft
 First Floor = 34.8 sq m / 374 sq ft
 Garage = 15.5 sq m / 166 sq ft
 Total = 100.1 sq m / 1076 sq ft



First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

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.