



4 Prospect Cottages, Naphill, Buckinghamshire, HP14 4QY

A beautiful two bedroom character cottage, located in an idyllic setting with direct access onto Naphill Common. An area of outstanding natural beauty with 170 acres of ancient beech woodland.

| Entrance Porch | Living Room | Family Bathroom | Kitchen | Conservatory | Two Bedrooms | Driveway | 120ft Rear Garden |

A truly stunning and charming character cottage situated in the heart of Naphill in one of the villages premier locations adjoining The Common and 170 acres of ancient Woodland. The current owners have modernised this 19th Century cottage to an extremely high standard and have cleverly blended period features with contemporary twists.

To the front of the cottage is a handy porch which leads directly into the sitting room with stairs rising to the bedrooms. Wonderful solid oak flooring flows throughout the ground floor linking the living accommodation from the front to the back. The front aspect living room maintains a warm and cozy feeling, with open fire place with slate tiled hearth and railway sleeper mantle. Period effect shutters are fitted to all windows with a front aspect.

The family bathroom comprises of a modern four piece suite including bath and walk in shower with a sky light providing natural light. The modern fitted kitchen is a beautiful addition to the cottage and includes a range of floor and wall mounted units with quartz work tops including inset butler sink, integrated dishwasher, fridge and washing machine. There is also an inset four ring hob over an integrated Bosch oven. Off the kitchen is the conservatory, leading to the garden, with oak flooring and heating, currently used as a dining room. Upstairs are two double bedrooms both with built in storage. The main bedroom enjoying a rear aspect overlooking the garden with full width mirrored wardrobes with the front aspect second bedroom benefitting from two inset original wardrobes. There is also access to the partially boarded loft with pull down ladder and light.

The cottage enjoys an enviable location in an area of outstanding natural beauty and Naphill Common with 170 acres of ancient woodland which can be accessed directly from the 120ft West facing garden. The garden itself is laid mainly to lawn with enclosed patio leading from the conservatory. To the rear is a garden shed and gate onto the common. To the front is a graveled driveway with parking for two cars.

This immaculate cottage oozes charm and character, exemplified by little touches including oak flooring, window shutters, slate hearth open fireplace and latch lift wooden doors throughout.

Price... £450,000 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. Turn right into Downley Road and the property can be found on the right hand side opposite Vincents Way

Additional Information

Council Tax Band D

EPC Rating Band C

School Catchment

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)

MORTGAGE

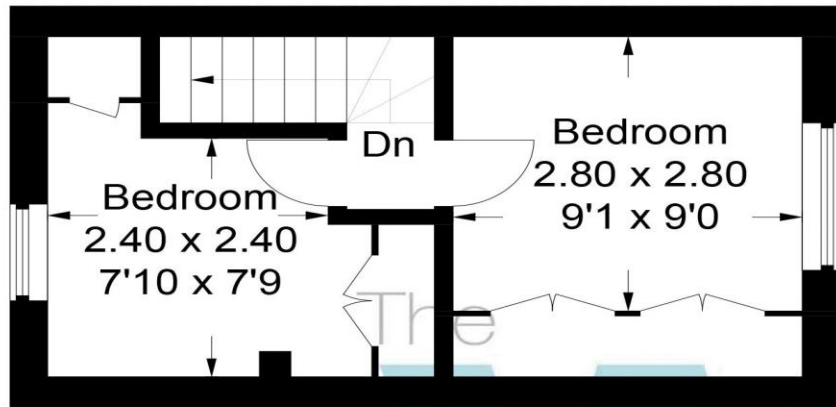
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

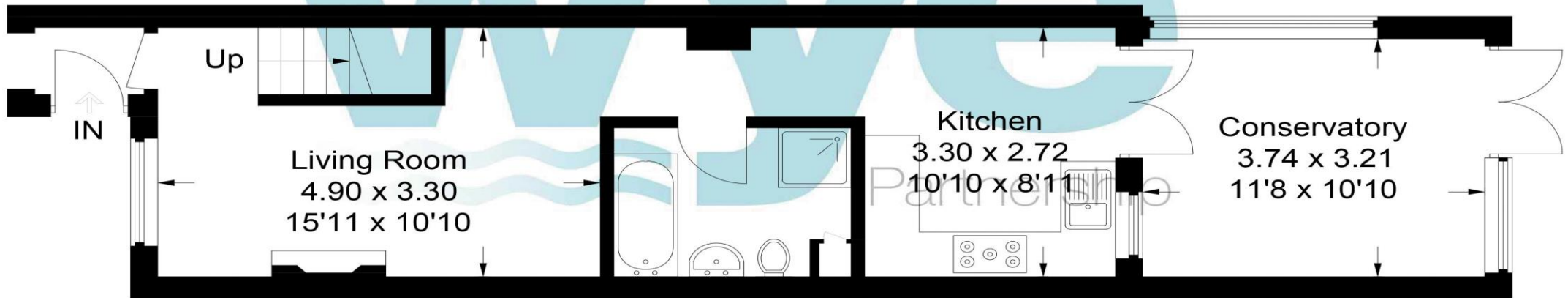


4 Prospect Cottages

Approximate Gross Internal Area
Ground Floor = 49.7 sq m / 535 sq ft
First Floor = 20.3 sq m / 218 sq ft
Total = 70.0 sq m / 753 sq ft



First Floor



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.

© CJ Property Marketing Ltd Produced for Wye