



Sunrise Stocking Lane Naphill Buckinghamshire HP14 4RE

An attractive, bay fronted, semi-detached house situated in a quiet country lane, close to the village centre and amenities, offering wonderful rural views and ample room for enlargement (STPP).

Entrance hall | Sitting room | Kitchen/Dining room | Conservatory | Utility room | Two double bedrooms | Bathroom | Garage | Driveway parking | Store room | Gardeners W.C. | Front and rear gardens

Sunrise is situated in a semi-rural location; a quiet country road connecting the Chiltern villages of Naphill and Hughenden Valley. However, the centre of Naphill village is just a short walk away and offers excellent local amenities and a very regular bus service connecting the towns of High Wycombe and Aylesbury, via Princes Risborough where mainline trains stations can be found.

Currently the property offers a dual aspect, eat-in kitchen with a door to a double glazed conservatory from where the utility room can be accessed as well as the rear garden.

The sitting room has a front aspect and provides a rural outlook through the bay fronted windows.

Upstairs, bedroom one offers a range of built-in wardrobes, an additional cupboard over the stairs and far-reaching, front aspect views. Bedroom two has a rear aspect over the garden and a built-in cupboard. The bathroom comprises a white suite with a frosted window over the rear garden and an airing cupboard.

The rear garden is a superb feature of the house, being mainly laid to lawn with a decked entertaining area, access to the brick-built garage, store room and 'gardeners' WC. To the front, there is a lawned garden and a driveway offering ample parking.

Whilst the property is presented in a neat, clean and tidy condition, there is huge scope for improvement and enlargement, subject to the required permissions.

DIRECTIONS

Turning right from our Naphill office, continue along Main Road, towards Hughenden Valley. Turn left into Stocking Lane and the property can be found on the left hand side.

PRICE £465,000 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, John Hampden Grammar, Aylesbury Grammar Girls' Grammar; Wycombe High School, Aylesbury High Mixed; Sir Henry Floyd Grammar Upper/All Ability; Princes Risborough
(We advise checking with the individual school for accuracy and availability)

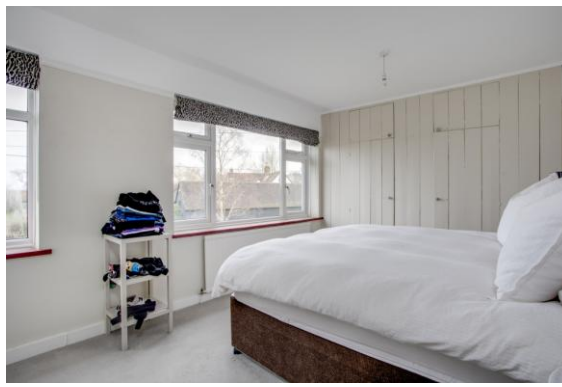
ADDITIONAL INFORMATION

Council Tax Band D
EPC Band D

MORTGAGE

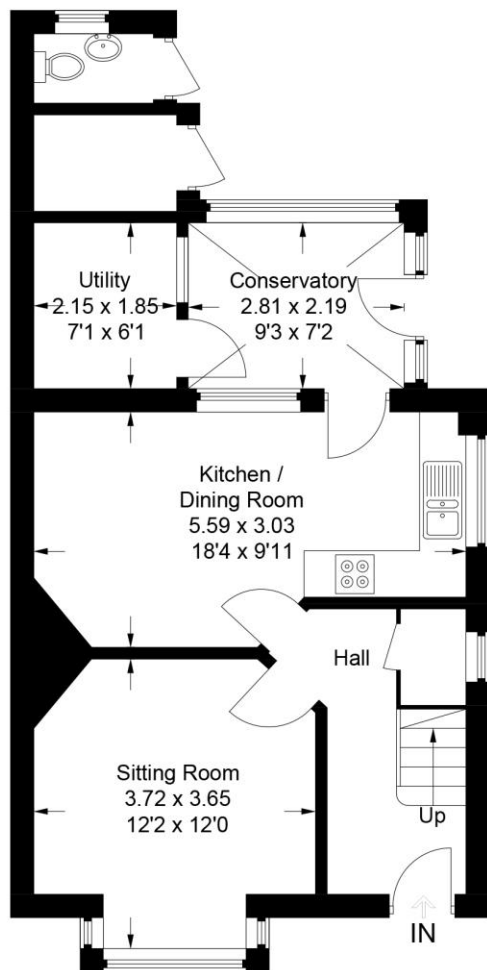
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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.

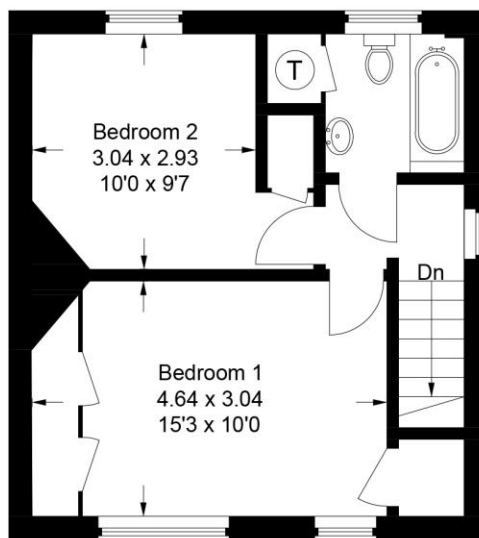




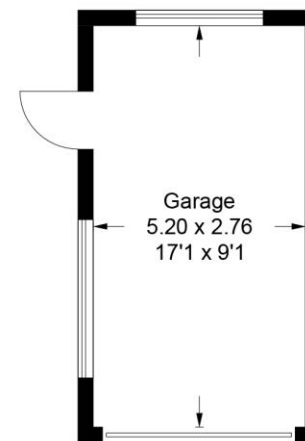
Approximate Gross Internal Area
 Ground Floor = 52.8 sq m / 568 sq ft
 First Floor = 35.0 sq m / 377 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 102.1 sq m / 1,099 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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.