



Kate Cottage, Naphill, Buckinghamshire, HP14 4RX

Kate Cottage is a charming, detached, 4 bedroom brick and flint period property situated in the heart of Naphill. The property offers generous, well-portioned accommodation including three reception rooms and a side conservatory plus an eat-in kitchen. Outside, the house is centrally located on the plot with ample driveway parking and a separate garage.

Entrance hall | Sitting room | Dining room | Kitchen/ breakfast room | Conservatory | Study | Utility room with WC | Principle Bedroom with en-suite | Three further bedrooms | Family bathroom | Garage | Carport | Outbuilding | Shed | Driveway parking | Private front and rear gardens

Kate Cottage (named after the farmer's favourite cow!) was built in 1901. The house is pleasingly symmetrical with a central front door and matching top and bottom windows. The entrance porch leads into the hall which has been fitted with Victorian-inspired black and white tiles that lead the eye into the house.

The large triple aspect sitting room has been extended to the side and has a feature fireplace with dual-fuel stove. The formal dining room is on the opposite side of the hallway and has a quarry-tiled floor and period fireplace. Doors from the dining room lead into the adjacent side conservatory and rear-aspect kitchen.

The kitchen is fitted with a range of cream wall and base units with butcher block worktop. The double oven, gas hob with extractor and dishwasher are all integrated. There is space for a table and chairs for casual dining and direct access to the patio and garden beyond. Off the kitchen is the study and a utility room with space for the washing machine and dryer and there is also a W.C.

Upstairs, there are four bedrooms and the family bathroom. The master bedroom has exposed beams and a vaulted ceiling to enhance the impression of light and space. The master, ensuite is fitted with a corner shower, basin and W.C. Of the two remaining double bedrooms, one has fitted wardrobes, as does the single bedroom. The white family bathroom is fitted with a suite comprising of bath (with electric shower over), vanity unit and W.C.

The secluded rear garden is laid mainly to lawn with mature planting and has two, separate patio areas for entertaining. There is a fully insulated outbuilding with power which could be used as an office or workshop. In addition, there is a further storage shed, a detached garage, a carport and driveway parking for 2 cars.

Price... £925,000 *Freehold*



LOCATION

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).

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash, after about 0.3 miles the property is on the right as indicated by our For Sale board.

Additional Information

Council Tax band F / EPC band E

School Catchment

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)

MORTGAGE

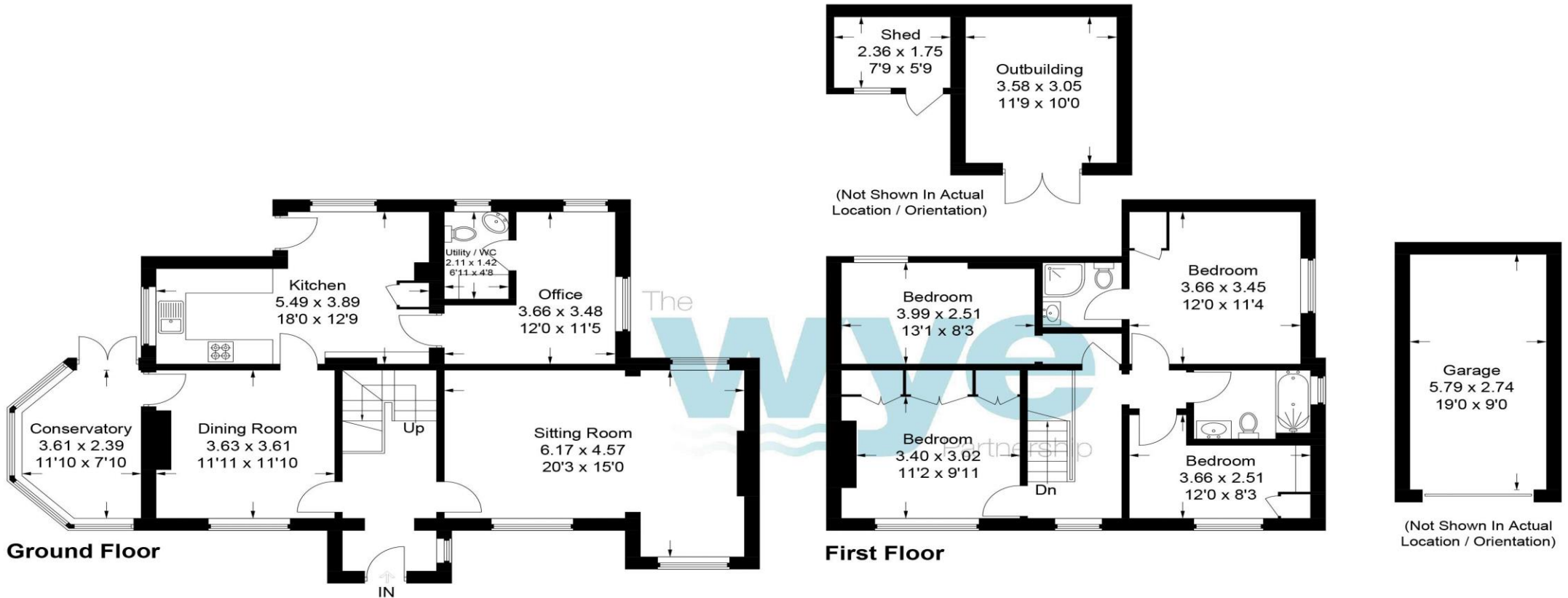
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



252 Main Road

Approximate Gross Internal Area
Ground Floor = 89.3 sq m / 961 sq ft
First Floor = 63.3 sq m / 682 sq ft
Garage = 16.2 sq m / 174 sq ft
Outbuilding / Shed = 15.9 sq m / 171 sq ft
Total = 184.7 sq m / 1,988 sq ft



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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The **wye** Partnership