



IONA, CLAPPINS LANE, NAPHILL BUCKINGHAMSHIRE HP14 4SL

A lovely spacious five-bedroom, two bathroom, extended detached house in this popular Chiltern village, close to amenities and excellent schooling.

Entrance Hall | Cloakroom | Sitting Room | Kitchen/Dining/Family Room | Utility | Study | Master Bedroom with Ensuite Shower Room and walk-in wardrobe | Four further Bedrooms | Family Bathroom | Garage & Driveway parking | Front and rear gardens

Iona is a substantial and spacious family home and is offered in a very good condition. It is located near the village amenities, excellent infant/junior level schooling and local transport links to High Wycombe & Aylesbury. School buses stop in the village for secondary education in both the private and public sectors. Naphill Common famed for its old English woodland is a short walk away.

The spacious L-shaped sitting room is located to the front of the property and has a modern inset gas fire. At the rear, the kitchen is fitted with a range of cream gloss slab base and wall units with a built-in double oven, gas hob, fridge/freezer and space for a dishwasher. The breakfast bar provides casual dining for three with the large family room providing further space for dining and seating. The utility room is off the family area and is fitted with a range of base units and space for a washing machine/tumble dryer.

There is a study and cloakroom off the hallway.

On the first floor, there is a master bedroom with en-suite shower room and a walk-in wardrobe area. There are a further three double bedrooms plus a large single bedroom. The family bathroom is fitted with a bath and shower overhead.

The enclosed garden has a large patio area adjacent to the house and is laid mainly to lawn with mature shrubs.

There is a single integral garage (with roof storage) and a driveway providing additional parking.

PRICE £690,000 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 (2022/23)

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 F / EPC Band C

DIRECTIONS

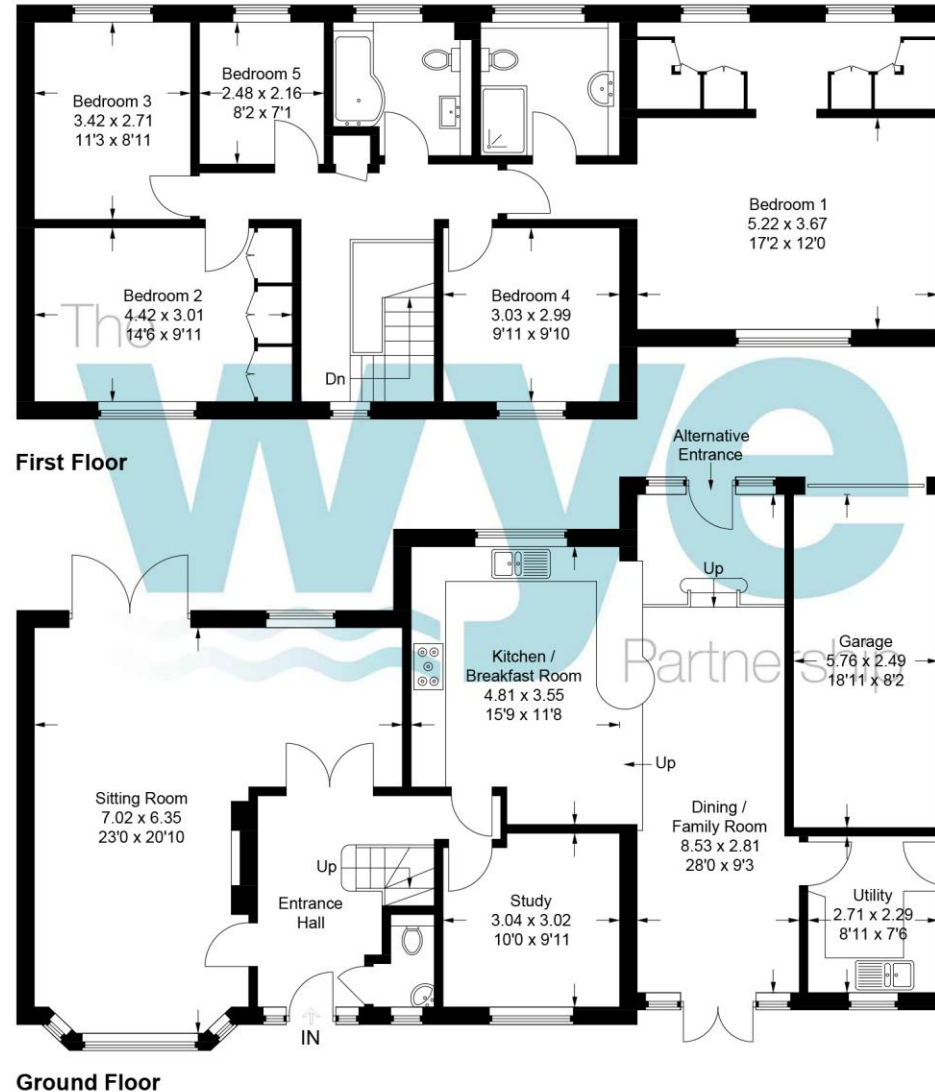
From our Naphill office proceed along the Main Road towards Walter's Ash. Turning right into Clappins Lane, Iona can be found at the end of a small service lane, the entrance of which is indicated by our Wye Partnership sales board.

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.



Iona

Approximate Gross Internal Area
Ground Floor = 104.7 sq m / 1,127 sq ft
First Floor = 95.3 sq m / 1,026 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 214.4 sq m / 2,308 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.