



Westways, Clappins Lane, Naphill, Buckinghamshire HP14 4SL

A deceptively large and spacious extended four bedroom, two bathroom home located in the sought after Chiltern village of Naphill, close to the Common and beautiful countryside walks.

Entrance hall | Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | Master Bedroom with en-suite | Two double bedrooms with a further single | Bathroom | Detached Garage | Driveway Parking for 3 vehicles | South-facing Rear Garden

An airy hallway, with guest cloakroom, welcomes you into this well presented and extended family home situated in a country lane in this lovely Chiltern village, in an area of Outstanding Natural Beauty. The kitchen/breakfast room is well fitted and incorporates double ovens and a gas hob. A door leads into the utility room fitted in a range of units with a sink and plumbing for the usual appliances. From here you can access the rear garden and detached garage.

The 20' dining room provides ample space for a dining room table and chairs and also to create an additional family area, if required. The light and bright sitting room has a welcoming fireplace as its focal point and overlooks the south facing rear garden.

On the first floor, the generous main bedroom is double aspect and offers an en-suite shower room. There are two further double bedrooms, a single bedroom and a family bathroom fitted in a modern, white suite. There is access to the loft.

The property benefits from a well-stocked mature south facing rear garden and patio area adjacent to the house. There is a small front garden and off-street parking for three vehicles plus a detached garage.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. Turn right into Clappins Lane. Westways will be found on the right hand side indicated by our sales board.

PRICE £695,000 Freehold



AMENITIES

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office and general store, 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, 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)**



ADDITIONAL INFORMATION

Council Tax Band G
EPC Band D

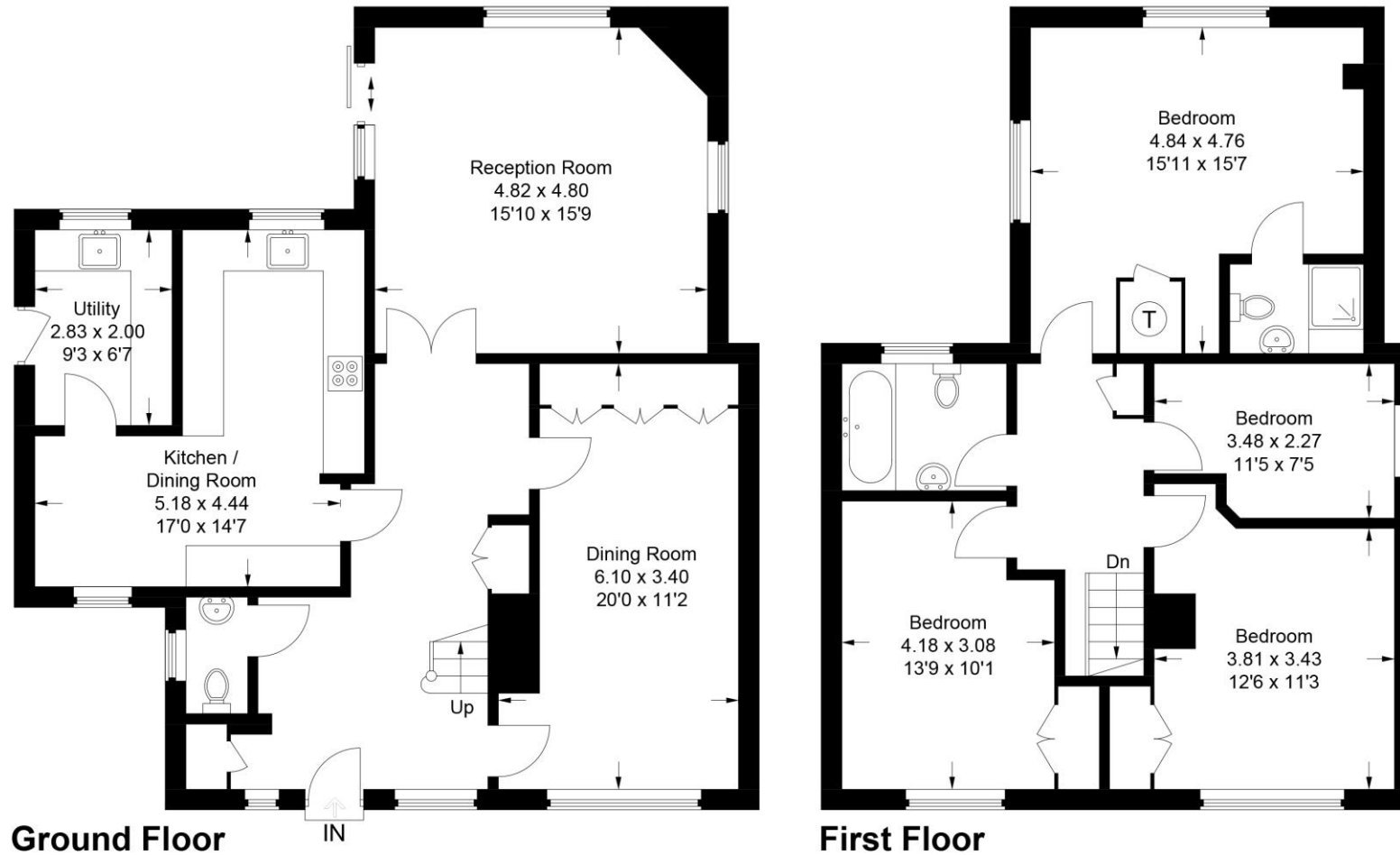
MORTGAGE

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 = 90.9 sq m / 978 sq ft
First Floor = 73.7 sq m / 793 sq ft
Total = 164.6 sq m / 1,771 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.