



14 Grimms Meadow Walter's Ash Buckinghamshire HP14 4UH

A detached four bedroom house set in the heart of the sought after Chiltern Village of Walter's Ash, close to village amenities and woodland walks.

Entrance hall | Living room | Kitchen | Utility room | Cloakroom |
Four bedrooms | Family bathroom | Single Garage | Driveway
Parking

This well-proportioned detached family home has great potential and offers the opportunity for updating. It is located in a quiet cul-de-sac in the heart of the Chiltern village of Walter's Ash and is close to Naphill Common famed for its oak and beech woodland in an area of Outstanding Natural Beauty.

Upon entering the hallway there is a cloakroom to the right and coat cupboard ahead. A door opens to the bright double aspect living room with patio doors leading to the rear garden. From here there is access to the kitchen and stairs to the first floor.

The kitchen is fitted with a range of shaker style wall and base units, integrated fridge/freezer and space for a free-standing cooker. The utility room has a large butler's sink, boiler and plumbing for a washing machine and provides direct access to the integral garage.

On the first floor there are 4 bedrooms, 3 of which are doubles and have built-in wardrobes. The fourth is a good sized single bedroom and there is a family bathroom.

The private rear garden is laid mainly to lawn with mature shrubs and a large sunny patio area. There is a single garage and driveway parking for several vehicles.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. After about 0.9 miles turn right into Grimms Meadow and the property can be on the right as indicated by our sales board.

PRICE £610,000 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,
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 F | EPC Band C

MORTGAGE

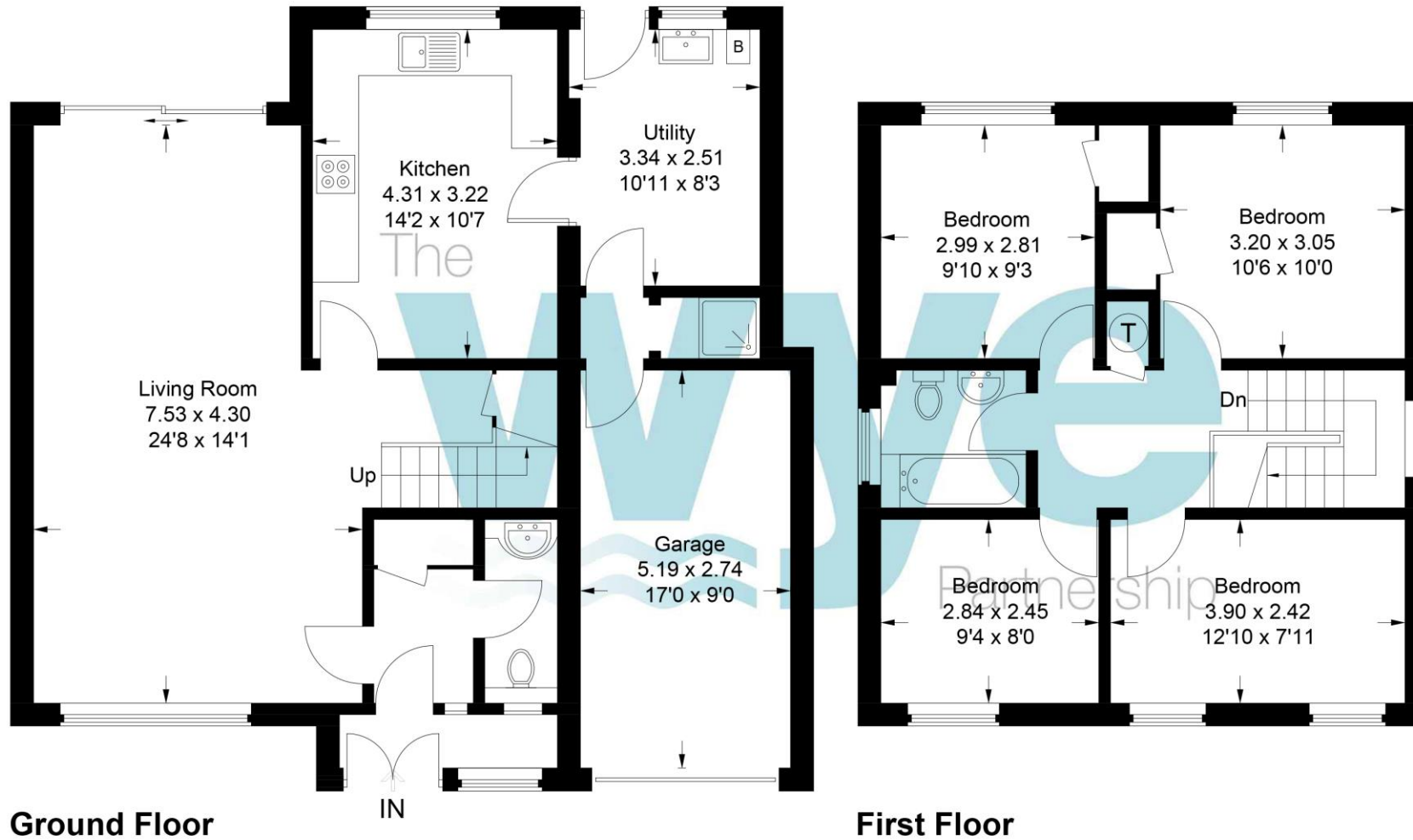
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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.



14 Grimms Meadow

Approximate Gross Internal Area
Ground Floor = 86.5 sq m / 931 sq ft
First Floor = 51.7 sq m / 556 sq ft
Total = 138.2 sq m / 1,487 sq ft (Including Garage)



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.