



13 Louches Lane Naphill Buckinghamshire HP14 4QH

A delightful and spacious three bedroom semi-detached house situated in one of Naphill's premier roads set within the Chiltern AONB. It is a stone's throw from Naphill Common famed for its oak and beech woodland and close to local amenities with good local transport links.

Entrance hall | Sitting/Dining room | Large study | Ground floor shower room/utility room | Kitchen | Large sun room | Three bedrooms | Family Bathroom | Garage | Front and rear gardens | Driveway with parking for 2 cars.

Situated in a quiet side road and backing onto open countryside, this spacious three bedroom semi-detached property is in good decorative order but also offers the new owners the opportunity to develop and extend (STPP).

The property benefits from a large reception room with a rear aspect. This bright and airy space has double patio doors leading into the sun room giving panoramic views onto the rear garden and beyond. To the front of the property there is another reception room currently being used as a study but would be an ideal snug. The kitchen is fitted in a range of beech style wall and base units, with a stable door onto a covered passageway. This room borders the large reception room to the rear offering the opportunity to create a large open plan living space. There is also a utility/shower room with WC on the ground floor which incorporates a range of units with a built in sink.

Moving upstairs there are three double bedrooms the largest of which has a rear aspect overlooking the garden and beyond and incorporates a seating area and built in wardrobes. There is a family bathroom with bath and shower cubicle.

There is off street parking for two vehicles to the front of the property and to the rear a delightful garden which is zoned with beds and areas laid to lawn. It is a long garden with outbuildings and borders open countryside.

DIRECTIONS

Turning right from our Naphill office, continue along Main Road, taking the third turning on the right into Louches Lane. Follow the road around to the left and the property can be found after about 200 yards on the right indicated by our sales board.

PRICE £549,950 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 School.
Girls' Grammar; Wycombe High School, Aylesbury High School.
Mixed Grammar; 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 E / 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.



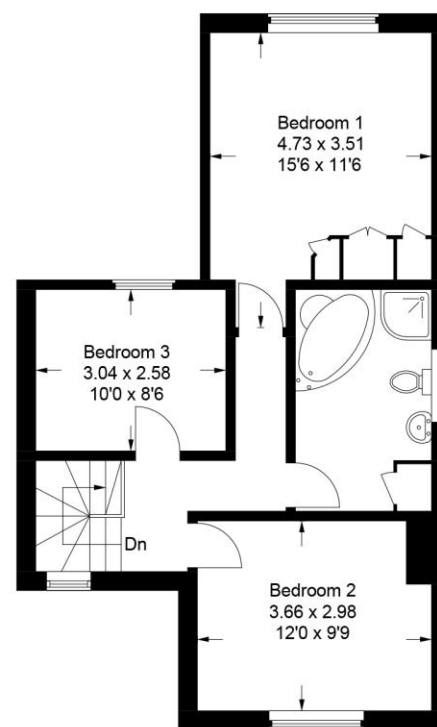


13 Louches Lane

Approximate Gross Internal Area
Ground Floor = 80.7 sq m / 869 sq ft
First Floor = 50.1 sq m / 539 sq ft
Total = 130.8 sq m / 1,408 sq ft



Ground Floor



First Floor

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.