



3 Charity Cottages, Naphill, Buckinghamshire, HP14 4QY

A simply stunning, four bedrooms/three bathrooms, brick and flint cottage located in the heart of Naphill

Storm Porch | Entrance Hall | Cloakroom | Sitting Room | Kitchen/Diner | Conservatory | Three First floor Bedrooms | En-Suite Bathroom | Family Bathroom | Second Floor Principle Bedroom With En-Suite Bathroom | Driveway Parking At Front | Rear Garden With Landscape Lighting and Workshop |

This property is quite simply stunning, with a beautiful interior throughout this spacious house. There really is a feeling of luxury with it's four double bedrooms, two en-suites and family bathroom.

The welcoming and generous entrance hall leads firstly to a wonderfully light sitting room with a triple aspect to the front and side of the property. Underfloor heating throughout the ground floor accommodation, including the conservatory, provides that cozy feeling, with beautiful ceramic tiling running from the entrance hall through to the kitchen/diner and conservatory. The spacious kitchen has a range of wall and floor mounted units with granite worktops, the usual integrated appliances, range cooker and space for dining table.

On the first floor there are three double bedrooms, one with a luxury fitted en-suite and a family bathroom. One of the bedrooms is currently used as a home office and three of the bedrooms have built-in wardrobes. Again, all are flooded with natural light. To the second floor is the principle bedroom with a rear aspect and views over Naphill Common with a further en-suite bathroom. All bedrooms have that unique, boutique, quality.

The pretty 'cottage' garden is accessed via double doors from the quality, brick and glass conservatory, which itself flows seamlessly from the kitchen/diner. The beautifully landscaped rear garden enjoys a westerly aspect with patio, area of lawn, mature planting and pergola with an established white climbing rose over. To the front is a paved driveway with parking for two cars. This quite idyllic location, in a no-through road, offers access to village amenities yet is just a short walk from Naphill Common. Come and see the quality of this wonderful family cottage.

Price... £725,000 *Freehold*



LOCATION

Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.

DIRECTIONS

From our office in Naphill proceed along Main Road towards Hughenden Valley. Turn right into Downley Road and the property can be found a short distance on the right as identified by a Wye for sale board

Additional Information

Council Tax Band E
EPC Band C

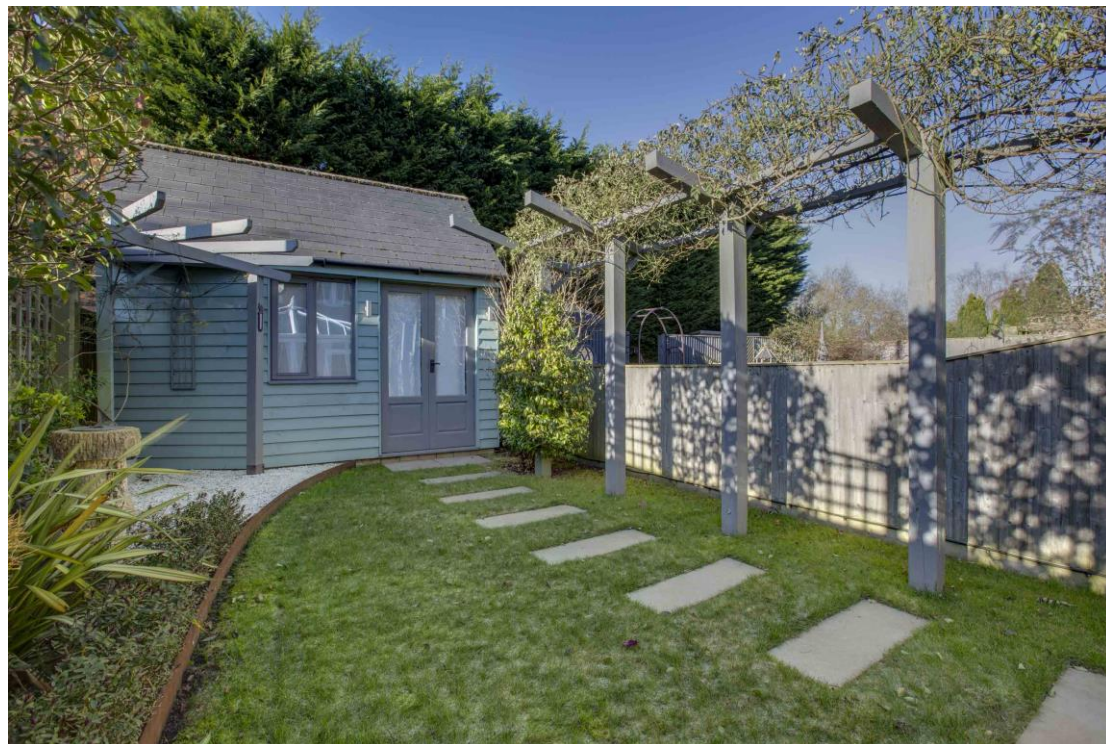
School Catchment

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)

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.



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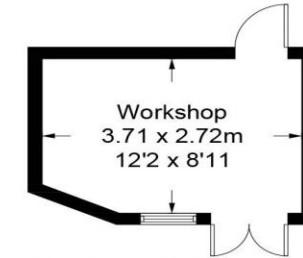
Approximate Gross Internal Area
 Ground Floor = 71.5 sq m / 770 sq ft
 First Floor = 48 sq m / 517 sq ft
 Second Floor = 30.5 sq m / 328 sq ft
 Workshop = 9.7 sq m / 104 sq ft
 Total = 159.7 sq m / 1719 sq ft



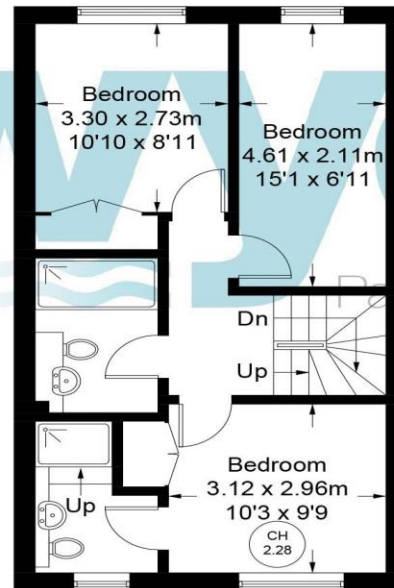
Ground Floor

= Reduced headroom below 1.5m / 5'0

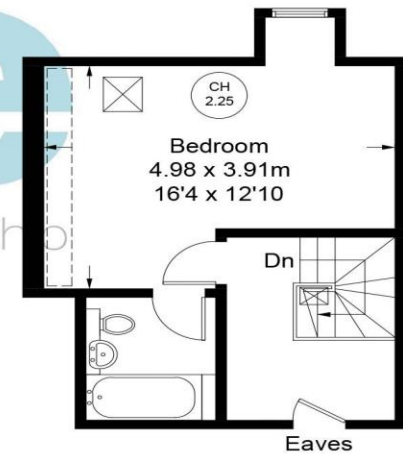
= Ceiling Height



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

Floor Plan produced for Wye Partnership by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.