



Flint Cottage 205 Main Road Naphill Buckinghamshire HP14 4SE

A character two bedroom, semi-detached, brick and flint property situated in the heart of the village close to Naphill Common and the village amenities.

Double aspect Sitting room | Kitchen | Ground floor bathroom | Rear Reception Room | Two bedrooms | Front and rear gardens | On-road parking

This charming period cottage is located in the heart of Naphill village, close to village amenities, an excellent bus route and local schooling. Naphill Common is on your doorstep, with its many footpaths adjoining the Bradenham Estate and Downley Common, wonderful for dog walking!

An exciting opportunity awaits the new owner to bring the cottage up-to-date as there is ample scope to improve whilst keeping the character of the property. Currently, the split level sitting room has a feature fireplace which we believe could be re-instated as a working fire, subject to the buyer's own investigations. There is space at one end for a small dining area, adjacent to the kitchen and, as is so typical in older cottages, the bathroom beyond and side access. To the rear of the property there is a further reception room overlooking the garden. An open plan staircase leads from the lounge to the two bedrooms situated on the first floor.

A shared side access leads to a pretty, south westerly facing rear garden, mainly laid to lawn with a small patio area and garden shed.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. Flint Cottage will be found on the left hand side, indicated by a Wye Country For Sale board.

PRICE £330,000 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

Girls' Grammar; Wycombe High School
Upper/All Ability; Princes Risborough
(We advise checking with the individual school for accuracy and availability)

ADDITIONAL INFORMATION

Council Tax Band D
EPC Band D

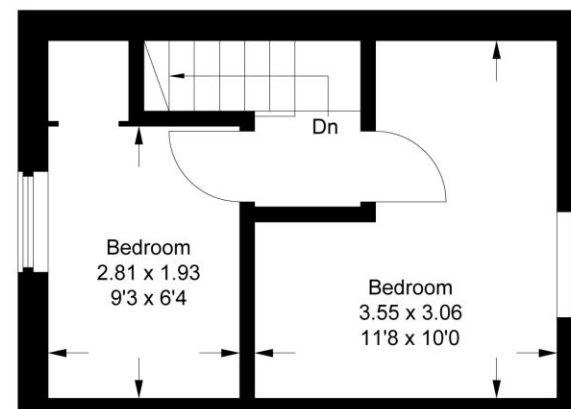
MORTGAGE

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

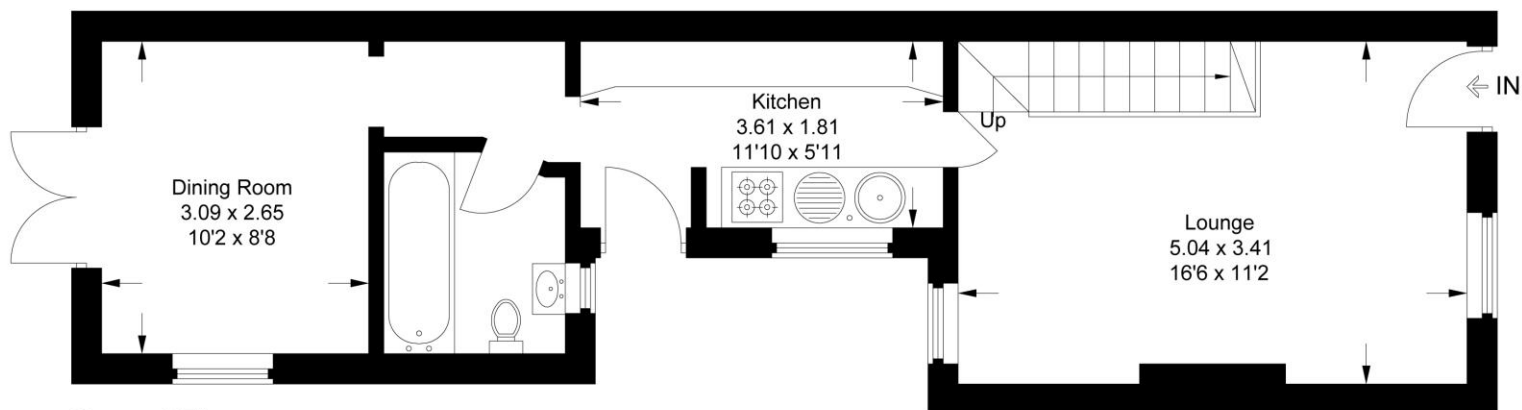
Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
Ground Floor = 39.1 sq m / 421 sq ft
First Floor = 17.9 sq m / 193 sq ft
Total = 57.0 sq m / 614 sq ft



First Floor



Ground 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.

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