



**Silva, Stocking Lane, Naphill, Buckinghamshire, HP14 4RE**



*This delightful three bedroom semi-detached property is situated in Stocking Lane, Naphill set within the Chiltern countryside offering open views over the surrounding countryside to both the front and rear.*

Entrance hall | Sitting room | Large Kitchen/Family room | Utility Room | Downstairs WC | Master bedroom with en-suite | 2 further bedrooms | Study | Family bathroom | Driveway parking for at least 3 vehicles | Large rear garden with patio area | Gardener's toilet

Situated in a quiet country lane overlooking rolling fields, Silva has been extended and improved to the highest standard by the current owners to provide flexible family accommodation over two floors.

To the front of the ground floor accommodation you will find the sitting room with bay window and feature wood burning stove. Continuing along the hall, passing a downstairs WC situated under the stairs, you enter the large open plan living space to the rear of the property through imposing glass double doors. This spacious room has under floor heating and incorporates a modern kitchen fitted with a range of light grey gloss base and wall mounted units with white quartz work surfaces. The appliances are integrated and include a 5 burner gas hob, oven, microwave, warming drawer, dishwasher, fridge/freezer and wine chiller. It also benefits from an island unit incorporating the sink with boiling water tap and breakfast bar for six people to sit. The remainder of the room, currently zoned into a play area and sitting area, can be used to suit individual requirements. There are bi-fold doors opening full width to the patio area and garden beyond. Additionally, there is a utility room with space for washer and dryer and side access to the garden and outside WC.

Stairs leading from the hallway take you to the first floor where there is a large master bedroom with an en-suite shower room, fitted in a contemporary style with a walk-in shower, walk-in wardrobe and double doors overlooking the garden ideal to create a Juliette balcony. There are two further bedrooms and a modern family bathroom with bath and shower over. There is also a study with a front aspect.

The picturesque and private rear garden is mainly laid to lawn with a patio area and garden shed. The graveled driveway to the front provides parking for at least 3 cars.

**Price... £625,000** *Freehold*





## LOCATION

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).

## DIRECTIONS

From our office in Naphill, proceed along Main Road towards Hughenden Valley. Turn left in Stocking Lane where the property will be found on the left hand side after about 100m.

## School Catchment

Naphill and Walters Ash Primary School | Boys' Grammar; The Royal Grammar, John Hampden; Aylesbury | 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 D | EPC Band C

## 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.*



Approximate Gross Internal Area  
Ground Floor = 74.2 sq m / 799 sq ft  
First Floor = 61.7 sq m / 664 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Total = 148.6 sq m / 1,600 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.

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