



**2 Blenheim Cottages, 66 Main Road, Naphill, Buckinghamshire, HP14 4QA**

*A well-presented three bedroom semi-detached cottage set in the heart of the sought after Chiltern Village of Naphill, close to local amenities, schools and Naphill Common famed for its oak and beech woodland, footpaths and bridleways. No Onward Chain.*

Entrance hall | Sitting room | Dining room | Kitchen | Three double bedrooms | 2 loft rooms | Family Bathroom | Cloakroom | Backing onto open countryside | Driveway parking for 2 vehicles

This beautifully presented three bedroom semi-detached period cottage has views of the open countryside views to the rear and the allotments to the front. It is situated within the much sought-after village of Naphill and is close to excellent schooling, local amenities, transport links and Naphill Common, with its extensive network of woodland paths and trails.

2 Blenheim Cottages is a delightful period brick cottage providing accommodation over three floors. The front door opens into a lobby with stairs to the first floor and a door into the dining room which has a wood burning stove. The sunny sitting room is located to the front of the property which also has a wood burning stove.

The kitchen is fitted with a range of cream shaker style base and wall cabinets with butcher block worktop. There is a space for a cooker, washing machine and fridge/freezer. The family bathroom is located to the rear of the property. A stable door provides access to the rear garden via a useful lobby area.

The principle bedroom has an original cast iron fire surround and views over the allotments. The rear double bedroom has lovely views over the open countryside. The middle double bedroom has a cloakroom and spiral stairs rising to the loft, where there are a further 2 rooms with eaves storage.

The pretty rear garden is laid mainly to lawn with mature shrubs and offers a sunny patio area overlooking the open countryside. There is driveway parking for 2 vehicles.

**Price... £550,000** *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 computer 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. After about 0.5 mile you will find the property on the left as indicated by our sales board.

## Additional Information

Council Tax Band D | EPC Band E

## School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School; 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)

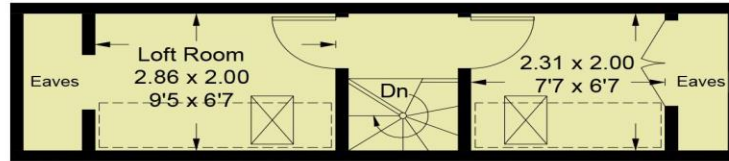
## MORTGAGE

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

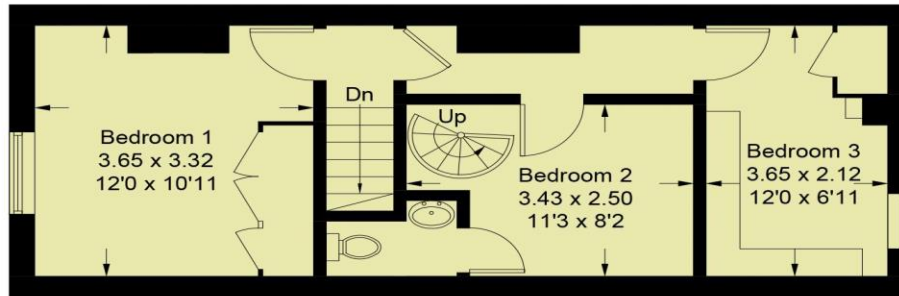
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area  
 Ground Floor = 47.2 sq m / 508 sq ft  
 First Floor = 36.9 sq m / 397 sq ft  
 Second Floor (Excluding Eaves) = 13.5 sq m / 146 sq ft  
 Outbuilding = 8.3 sq m / 89 sq ft  
 Total = 105.9 sq m / 1,140 sq ft

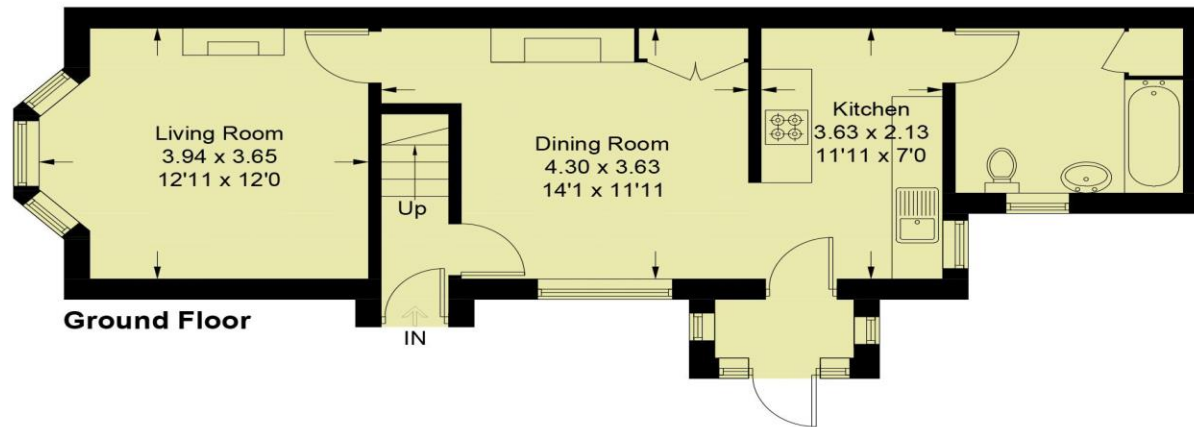


**Second Floor**

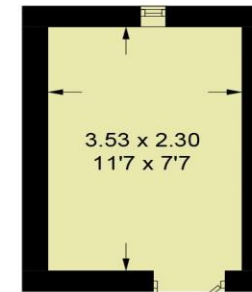


**First Floor**

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



(Not Shown In Actual Location / Orientation)  
**Outbuilding**

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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