



Fernway, Naphill, Buckinghamshire, HP14 4SG

*An attractive bay fronted and extended, 1950's semi-detached house located in a quiet cul-de-sac in the heart of Naphill. Direct access from the level rear garden to ancient woodland beyond.*

**| Storm Porch | Entrance Hall | Sitting Room | Open Plan Family Room/Kitchen/Diner | Utility Room | Cloakroom | Integral garage | Four Bedrooms | Two Bathrooms | Driveway | Front Garden | Rear garden | Brick Built Shed |**

Located at the end of a quiet cul-de-sac in the heart of Naphill Village is this 1950's bay fronted semi-detached family home. Much loved by the current owners, the property has been extended over the years to provide a fourth bedroom and extra bathroom upstairs and an open plan family/kitchen/diner downstairs.

Accessed via a welcoming entrance hall, the sitting room is located at the front with the bay window, wooden flooring and feature brick surround open fireplace. The extended kitchen provides open plan living and excellent space for entertaining with dining table, family area and kitchen with patio doors onto the rear garden. A utility room, cloakroom and access to the integral garage completes the accommodation on the ground floor.

Upstairs, are four bedrooms and two separate bathrooms. The main bedroom enjoys a front aspect with full length built in wardrobes, bedroom three and four also overlook the cul-de-sac to the front with bedroom four perfect for a home office or nursery. Bedroom two is a good size room enjoying a rear aspect overlooking the garden and woodland beyond.

The garden to the rear is a good size and level with a gate accessing the beautiful woodland to the rear. Laid mainly to lawn with patio area adjoining the house, enclosed by close board fencing and mature hedging. The woodland and common behind is an area of outstanding natural beauty covering approx. 170 acres.

Whilst the property would benefit from some general updating, this attractive house provides generous accommodation throughout and would make a perfect first or downsize purchase.

**Price... £625,000 Freehold**



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## 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

Pursells Meadow is located behind our office in Naphill, where the house can be found at the end of the cul-de-sac on the right hand side.

## Additional Information

Council Tax Band E

EPC Rating C

## School Catchment

Infant and Junior combined schools; Naphill and Walters Ash School and Hughenden Primary School. Senior Schools; The Royal Grammar School; Sir William Ramsay School; Holmer Green Senior School; Wycombe High School; John Hampden Grammar School. (We recommend you check accuracy and availability at the individual schools).

## 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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# Fernway

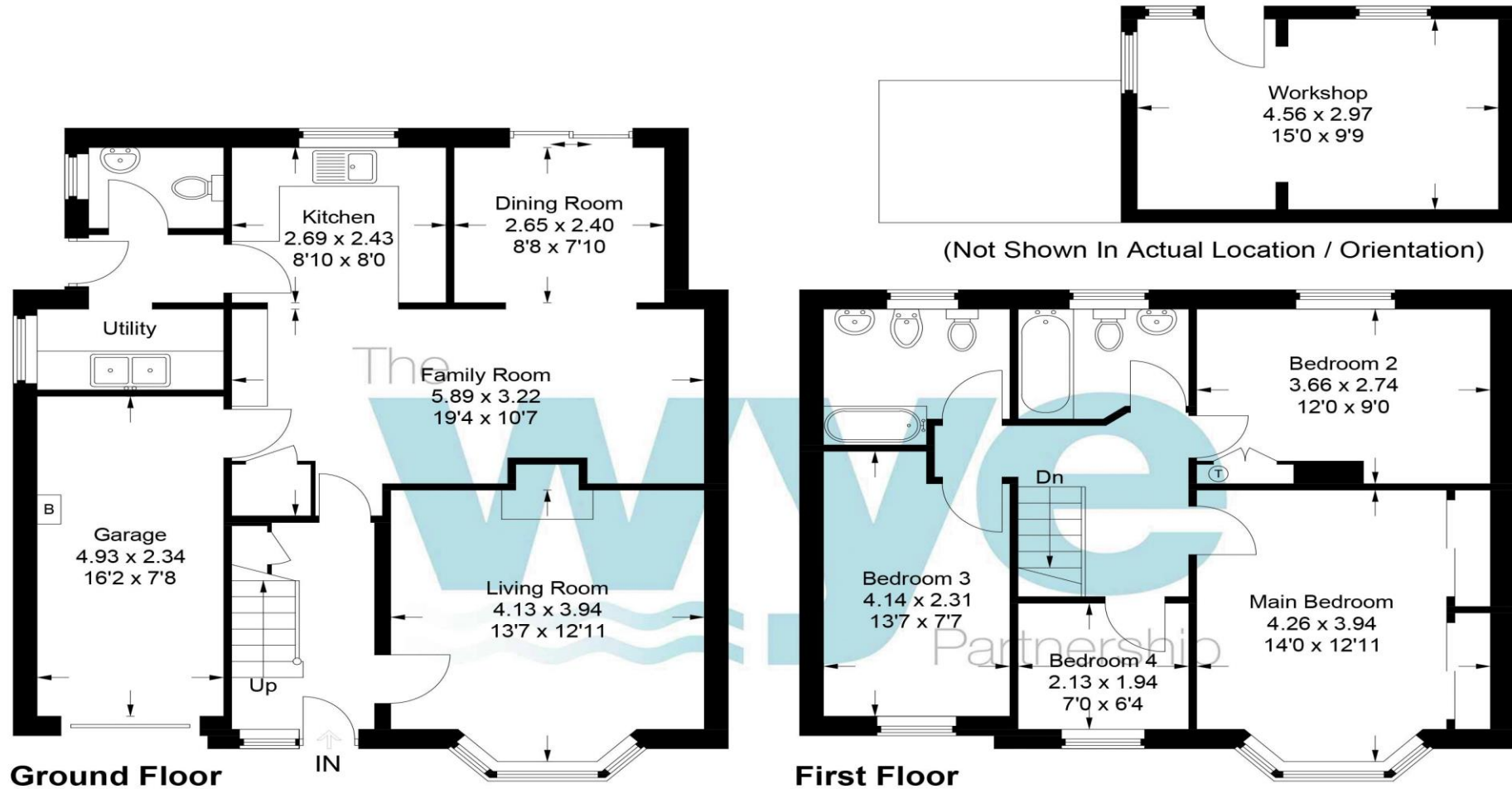
Approximate Gross Internal Area (Including Garage)

Ground Floor = 73.6 sq m / 792 sq ft

First Floor = 55.0 sq m / 592 sq ft

Workshop = 13.4 sq m / 144 sq ft

Total = 142.0 sq m / 1,528 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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The **wye** Partnership