Flint Cottage, 246a Main Road, Naphill, Buckinghamshire, HP14 4RX

Flint Cottage is a beautifully presented 3 bedroom brick and flint modern cottage located in the popular village of Naphill. It is close to excellent schooling, local amenities, transport links and Naphill Common with its extensive network of woodland paths and trails

Entrance hall | Sitting room | Kitchen with dining area | Cloakroom | Conservatory | Principal bedroom | Two further bedrooms | Family bathroom | Large garden room | Driveway parking for 2/3 cars

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Flint Cottage was built in 1989 in the traditional brick & flint style and offers spacious accommodation with a large rear garden. The front door opens into a bright hall, which has space for a coat cupboard, and gives access to the main rooms including the cloakroom. The tastefully decorated sitting room is located to the front of the property and benefits from wood floors, plantation shutters and a traditional working fireplace.

The kitchen is to the rear and has been fitted with a range of bespoke hand painted wooden wall and base units with butcher block wooden worktops, double Belfast sink, range cooker and integrated dishwasher and fridge/freezer. There is a spacious dining area with room for a large table. French doors lead to the conservatory which has power, a water softener and plumbing for a washing machine.

Upstairs, the principal bedroom is to the front of the property and has built-in wardrobes and plantation shutters with fitted black-out blinds behind. There are 2 further good-sized bedrooms, one with dual aspect. The family bathroom is fitted with a bath with shower over, W.C. and basin.

The pretty garden has been laid mainly to lawn with flower beds and has a sunny patio area. There is side access to the front of the property as well as a garden gate to the rear. At the end of the garden path there is a large garden room / office / storage building with power.

A driveway provides off road parking for two/three cars.

Price... £625,000 *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 Naphill office follow Main Road towards Walter's Ash. After 0.2 miles you will find the property on the right as indicated by our sales board.

Additional Information

Council Tax band E / EPC band D

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)
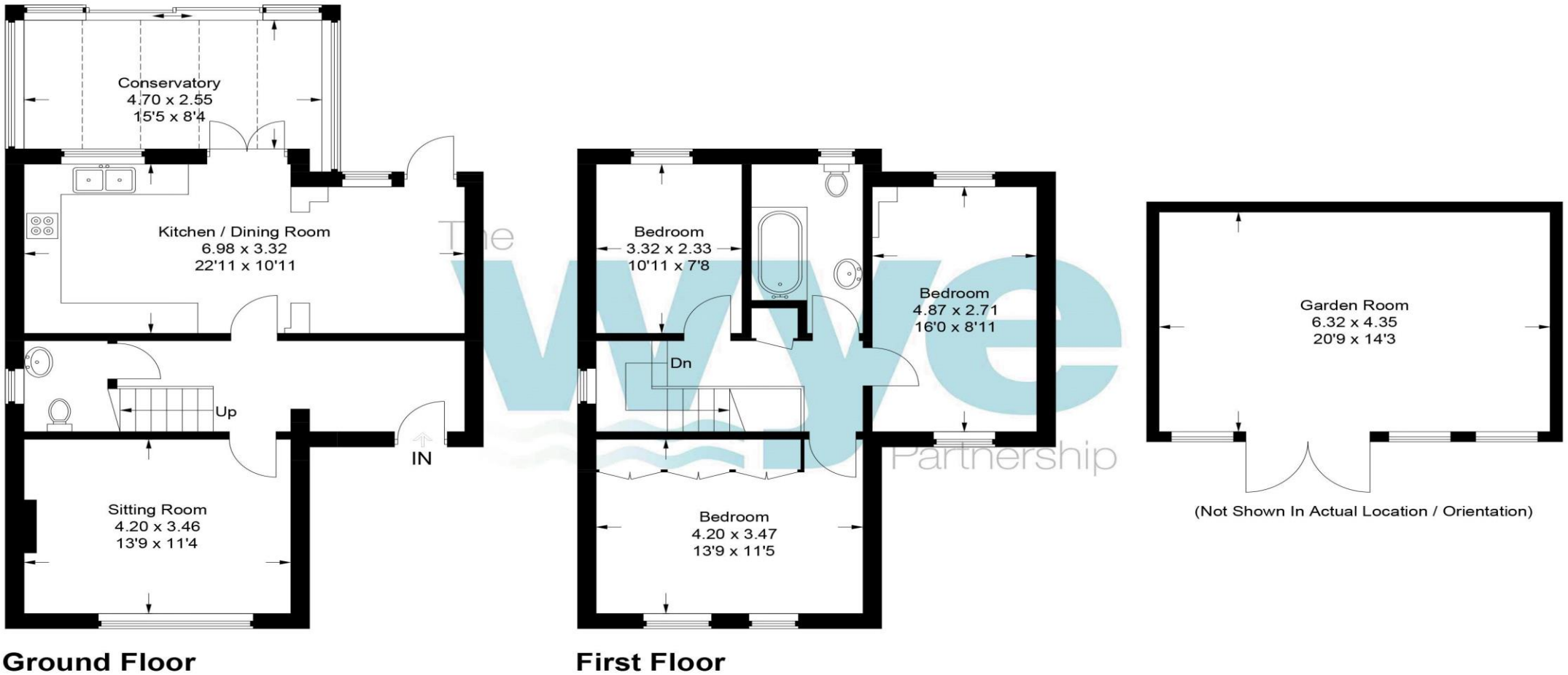
MORTGAGE

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.

246A Main Road

Approximate Gross Internal Area
Ground Floor = 66.4 sq m / 715 sq ft
First Floor = 51.8 sq m / 557 sq ft
Garden Room = 27.4 sq m / 295 sq ft
Total = 145.6 sq m / 1,567 sq ft

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Conservatory
4.70 x 2.55
15'5 x 8'4

Kitchen / Dining Room
6.98 x 3.32
22'11 x 10'11

Up

IN

Sitting Room
4.20 x 3.46
13'9 x 11'4

Ground Floor

Bedroom
3.32 x 2.33
10'11 x 7'8

Bedroom
4.87 x 2.71
16'0 x 8'11

Dn

Bedroom
4.20 x 3.47
13'9 x 11'5

First Floor

Garden Room
6.32 x 4.35
20'9 x 14'3

(Not Shown In Actual Location / Orientation)

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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