



RAGDOLLS STOCKING LANE NAPHILL HP14 4NE

This lovely four bedroom semi-detached property, with a separate self-contained annex, 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 | Dining room | Kitchen/Breakfast room | Utility Room | Downstairs WC | Three double bedrooms, 1 with en-suite | Study / bedroom 4 | Family bathroom | Driveway parking for at least 5 vehicles | Rear garden with patio area | Self-contained one bedroom annex

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

The accommodation on the ground floor consists of a sitting room with feature working fire place, dining room and kitchen/breakfast room. The kitchen comprises a range of maple base and wall mounted units with black granite work surfaces. It also benefits from an island unit incorporating an eating area and French doors leading to the patio area in the rear garden. Additionally there is an utility room and WC on the ground floor.

Stairs leading from the hallway take you to the first floor where there are two double bedrooms and a smaller third room currently used as a study. There is a contemporary styled family bathroom with bath and shower over.

A spiral staircase takes you to the second floor bedroom currently used as an arts and craft room. This room benefits from an adjoining bathroom with shower and a Juliette balcony overlooking the rear garden and countryside beyond.

The picturesque rear garden has a patio and additional seating area. There are a number of useful sheds situated at both ends of the garden and rear access to the fields beyond. The front garden is laid mainly to lawn and provides parking for at least 5 cars and leads to a car port attached to the property.

Adjacent to the house and stretching into the rear garden is a self-contained annex with kitchen, shower room and large bedroom.

PRICE £695,000 Freehold



AMENITIES

This highly regarded village is nestled in the Chiltern Hills surrounded by wonderful countryside with its famed Beech woodland. The village provides good local amenities including a pre-school and an excellent primary school. Other facilities include a classic Chiltern brick and flint public house (The Harrow), a well-stocked community shop, a regular bus service, a builders' merchant, an active village hall and adjoining playing fields, plus a Doctors' surgery. For a more comprehensive range of facilities, the town of High Wycombe lies approximately 3 miles away, where the commuter can join the M40 motorway (junction 4) and then the M25 network, or the Chiltern railway to London (Marylebone).

SCHOOL CATCHMENT (2020/21)

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 D

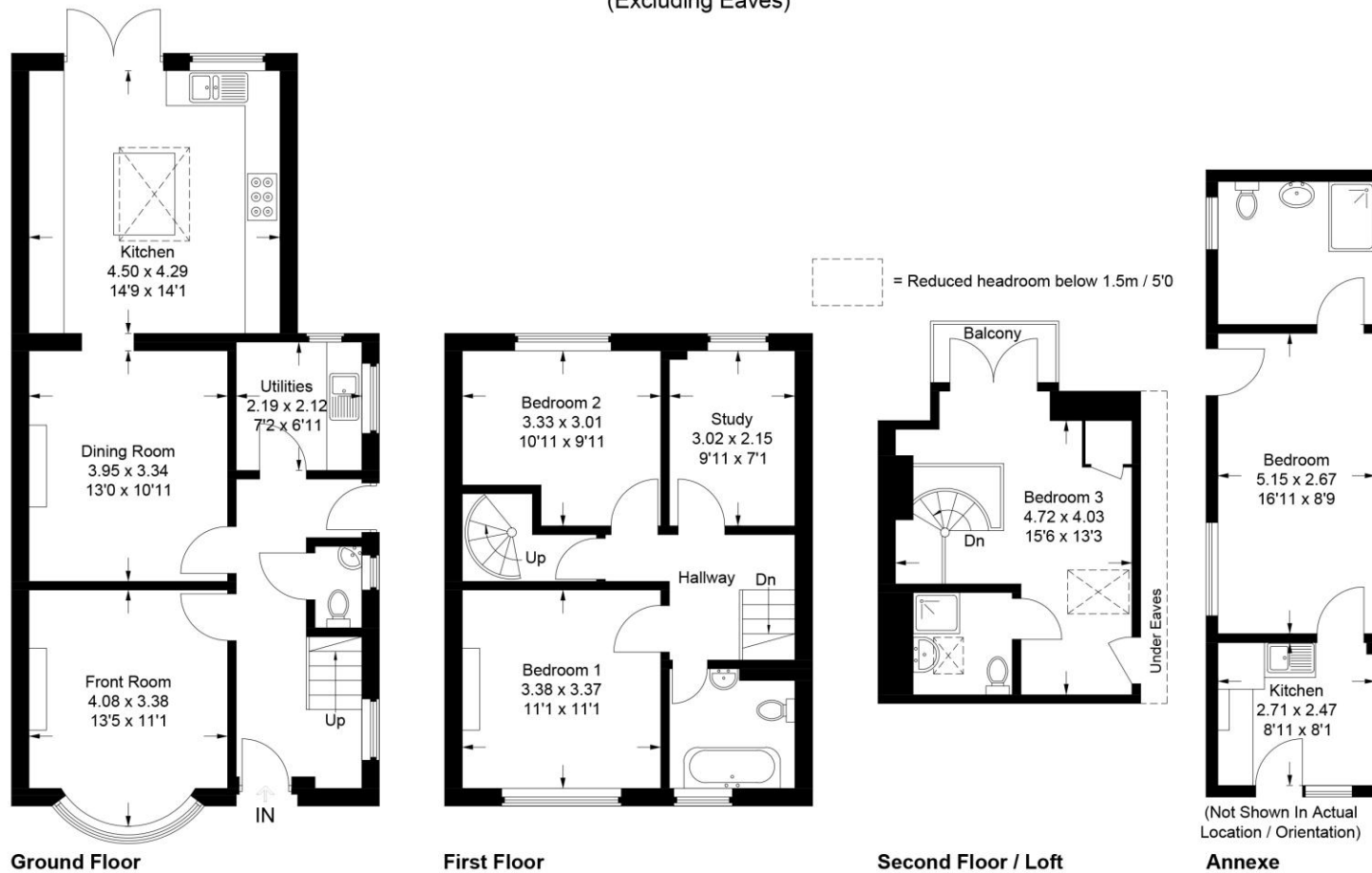
DIRECTIONS

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, indicated by a Wye Country sales board.

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 = 64.9 sq m / 698 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Second Floor / Loft = 19.3 sq m / 208 sq ft
 Annexe = 27.9 sq m / 300 sq ft
 Total = 154.8 sq m / 1,666 sq ft
 (Excluding Eaves)



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.