



156 Main Road Naphill Buckinghamshire HP14 4RU

A rare opportunity to purchase a detached, two-bedroom chalet bungalow set within the heart of the sought after Chiltern village of Naphill. The property is offered with no onward chain.

Entrance Hall | Sitting / Dining Room | Kitchen/Breakfast room | Two bedrooms | 2 Bathrooms | Conservatory | Detached Garage | Carport | Front Garden with Driveway Parking

This 1950's detached bungalow is set at the heart of the Chiltern village of Naphill. It is a stone's throw from Naphill Common famed for its oak and beech woodland in this Area of Outstanding Beauty. It is set close to local amenities and benefits from excellent transport links to both High Wycombe and Princes Risborough.

This detached chalet bungalow has been a much-loved family home for many years and is nicely presented with potential to extend (SSTP), as neighbouring properties have already done.

The large sitting / dining room is bright and airy with a character bay window to the front and patio doors leading to a conservatory. The kitchen is fitted with a range of cream shaker style wall and base units, with an integrated double oven and gas hob. There is space for a breakfast table.

The main bedroom is on the ground floor with a separate shower room. On the first floor there is a second bedroom and a bathroom.

The enclosed and private rear garden is laid mainly to lawn with mature shrubs, large shed and a greenhouse. There is a single garage, carport and driveway parking for several vehicles.

DIRECTIONS

This property is located opposite our Naphill office as indicated by our 'For Sale' sign.

GUIDE PRICE £560,000 Freehold



AMENITIES

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including a Post Office, mini-market, beauty/hair salon, an active village hall and coffee shop, two public houses, plus an excellent bus service. There are numerous country walks and bridleways through the area's famed woodland, (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 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)



SCHOOL CATCHMENT (2021/22)

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)



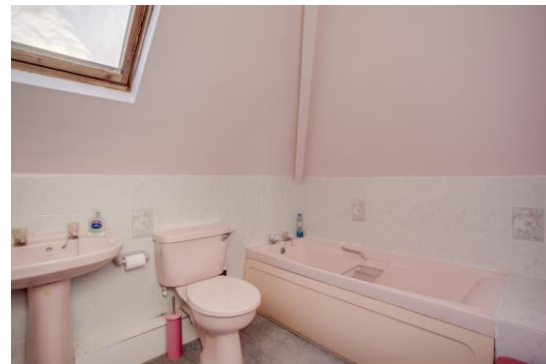
ADDITIONAL INFORMATION

Council Tax Band E | EPC Band D

MORTGAGE

Contact your local Wye Country 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.

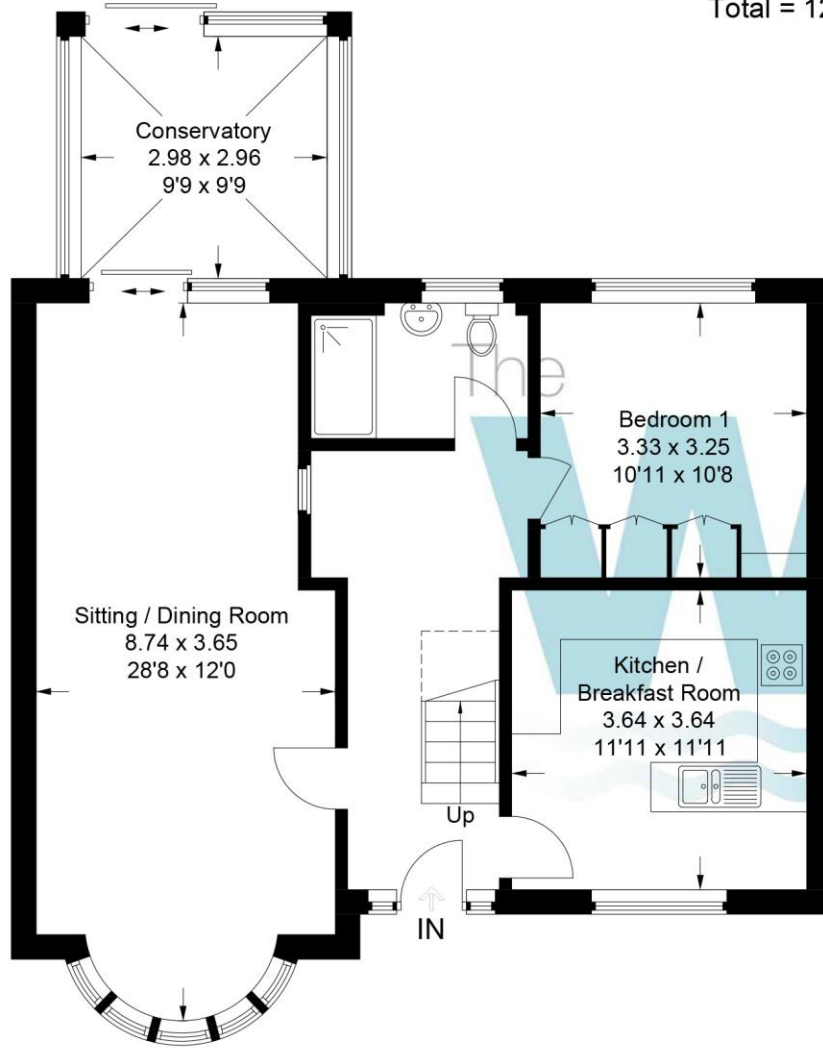




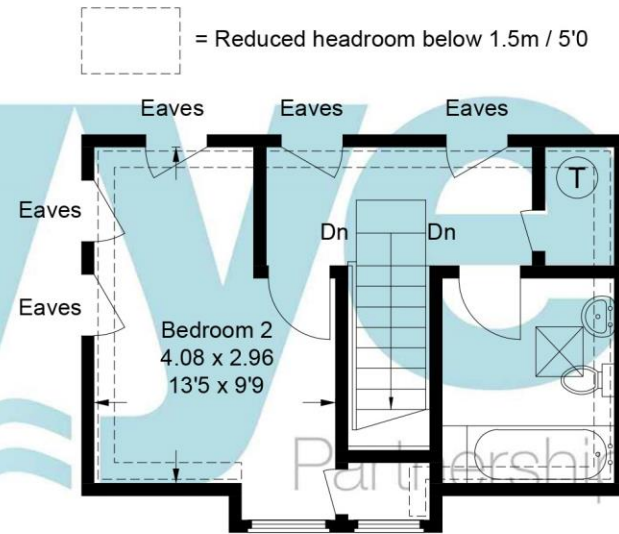
156 Main Road

Approximate Gross Internal Area
Ground Floor = 81.2 sq m / 874 sq ft
First Floor = 27.1 sq m / 292 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 122.4 sq m / 1,318 sq ft

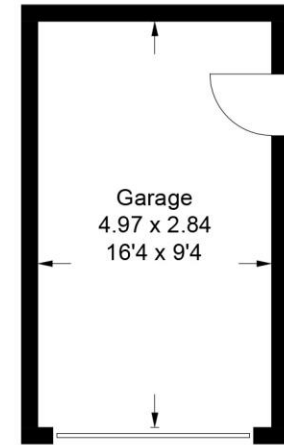
Wye Country
129 Main Road, Naphill, Bucks, HP14 4SA
01494 565 555
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wycountry.co.uk



Ground Floor



First Floor



(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.