



4 Wilden Mews, Naphill, Buckinghamshire, HP14 4SE

An immaculate, three double-bedroom, three-bathroom, semi-detached, brick and flint house ideally located in a private, gated community of five houses convenient for the local amenities and historic Naphill Common. The property is contemporary and finished to an exacting standard.

No Onward Chain.

Driveway | Storm porch | Entrance hall | Cloakroom | Kitchen/Dining/Living Room | Enclosed rear garden | Principle bedroom and en-suite shower room | Bedroom two | Family bathroom | 2nd Floor: Bedroom three plus ensuite shower room |

An outstanding, light, bright and airy, three-bedroom, semi-detached home on the outskirts of Naphill village. Completed in 2020, the property was constructed using traditional building techniques, with knapped flint walls whereby each stone is individually hand-laid providing a quality, character finish and appeal.

The property is accessed via automatic, electric, wrought-iron gates, leading to the house with side driveway providing parking spaces for two cars.

On entering the property through the generous entrance hall, the quality and attention to detail of the design is immediately apparent. The stunning, contemporary, open-plan living area has been expertly designed to provide modern, flowing living, yet with clear zonal spaces. Underfloor heating throughout enables easy furniture placement in all the rooms.

The high-quality, front-aspect kitchen is fitted with quartz worktops, integrated NEFF and Bosch appliances and an instant hot water tap. The breakfast bar provides separation between the dining and sitting areas.

The garden is accessed both from the dining area, through a pair of French doors and from the sitting area via bi-fold doors.

The property has three, double bedrooms and three bathrooms set over two floors, all with generous, built-in wardrobes. The high specification bathrooms are fitted with Villeroy and Boch sanitaryware.

The main bedroom and bedroom three are on the first floor. Bedroom one overlooks an allotment and has an en-suite shower room, bedroom three is rear aspect and accesses the lovely family bathroom, which is fitted with a white suite including a P-shaped bath with shower over. Bedroom two is situated on the second floor and has two Velux windows, clever built in wardrobes and an en-suite with double walk-in shower.

Price... £650,000 *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, proceed along Main Road towards Walter's Ash. The entrance to Wilden Mews can be found on the left hand side opposite Clappins Lane as identified by a Wye for sale board

Additional information

Council tax band E
EPC band B
Estate management charges of £20pcm

School catchments 2024-25

Naphill and Walter's Ash Junior School
Boys' Grammar; The Royal Grammar School
Girls' Grammar; Wycombe High School
Upper/All Ability; Princes Risborough
(We advise checking with the individual school for accuracy and availability)

MORTGAGE

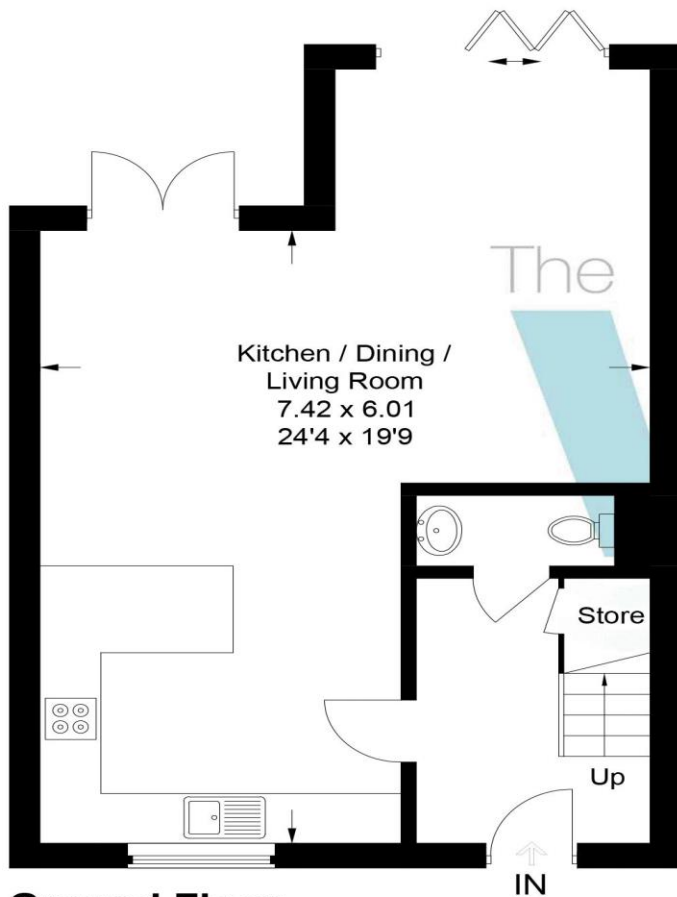
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

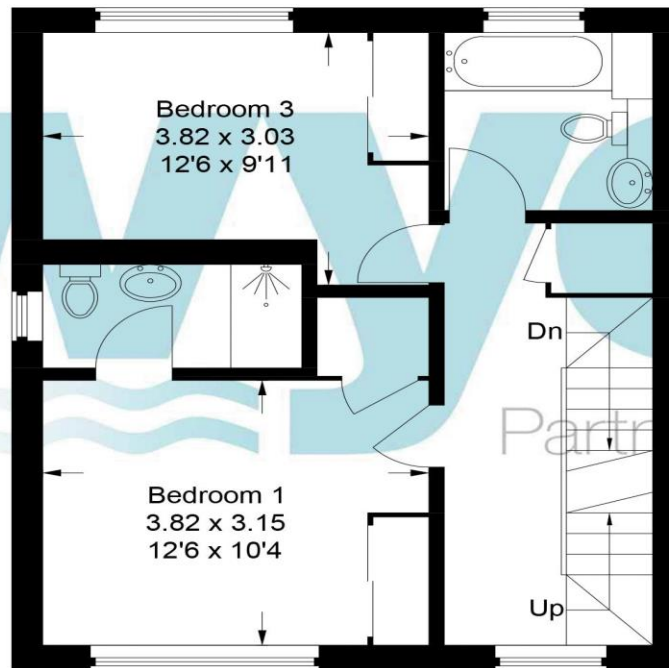


4 Wilden Mews

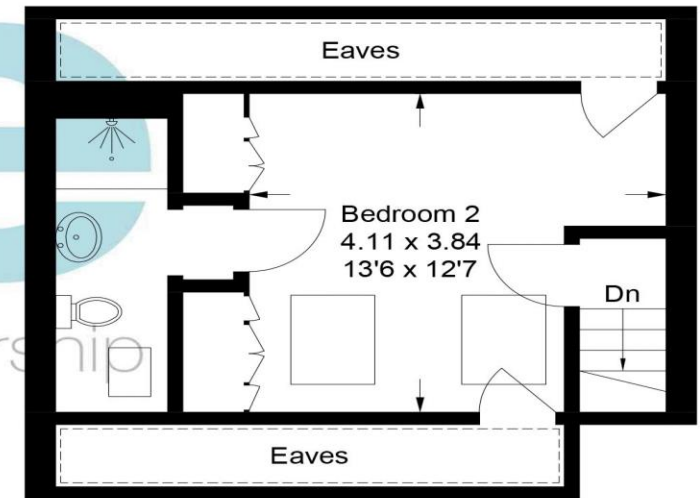
Approximate Gross Internal Area
Ground Floor = 51.1 sq m / 550 sq ft
First Floor = 44.4 sq m / 478 sq ft
Second Floor = 23.1 sq m / 249 sq ft
Total = 118.6 sq m / 1,277 sq ft
(Excluding Eaves)



Ground Floor



First Floor



Second Floor

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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