



12 The Orchard Naphill Buckinghamshire HP14 4QZ

An opportunity to purchase a Charles Church built, 4/5 bedroom bungalow, constructed in the 1990s in a select cul-de-sac of similar style properties in the highly sought after Chiltern Village of Naphill

Entrance hall | Sitting/Dining room | Kitchen | Utility Room | Cloakroom | Dining Room | Four/Five double bedrooms (one with en-suite bathroom) | Family bathroom | South aspect rear garden/patio area | Integral Single Garage | Driveway parking for 2 vehicles

This property is set within the heart of the sought after Chiltern village of Naphill and is close to local amenities, transport links and Naphill Common with its extensive paths and bridleways. It is set within an exclusive cul-de-sac of Charles Church properties, all slightly different in design, constructed in the early 1990's.

The property is an ideal opportunity to create a family home as it offers flexible accommodation all on one level. Currently split into an annex with a small kitchen area sitting to one end of the property, it does require updating. However, there is scope for refurbishment to provide a modern family home commensurate with current lifestyle trends. The integral garage could easily be incorporated into the main building to further enhance the available accommodation, subject to permissions.

The wrap around private garden provides a lawned area with a southerly aspect and a secluded patio area for outdoor entertaining.

There is a small front garden laid mainly to lawn and a driveway offering off street parking.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Hughenden Valley. After about 0.5 mile you will find The Orchard on the right. Follow the road round and the property can be found on the right just after the bend.

Offers in excess of £700,000 Freehold



AMENITIES

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office, active village hall with adjoining playing field, coffee shop, public house, beauty salon, hairdressers, excellent schooling and bus service linking High Wycombe to Aylesbury. There are numerous country walks and bridleways through the areas famed Beech woodland. For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the computer can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

SCHOOL CATCHMENT (2022/23)

Naphill and Walter's Ash Junior School
Boys' Grammar; The Royal Grammar,
John Hampden, Aylesbury Grammar
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 F | EPC Band E

MORTGAGE

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

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.



Wye Country

129 Main Road, Naphill, Bucks, HP14 4SA

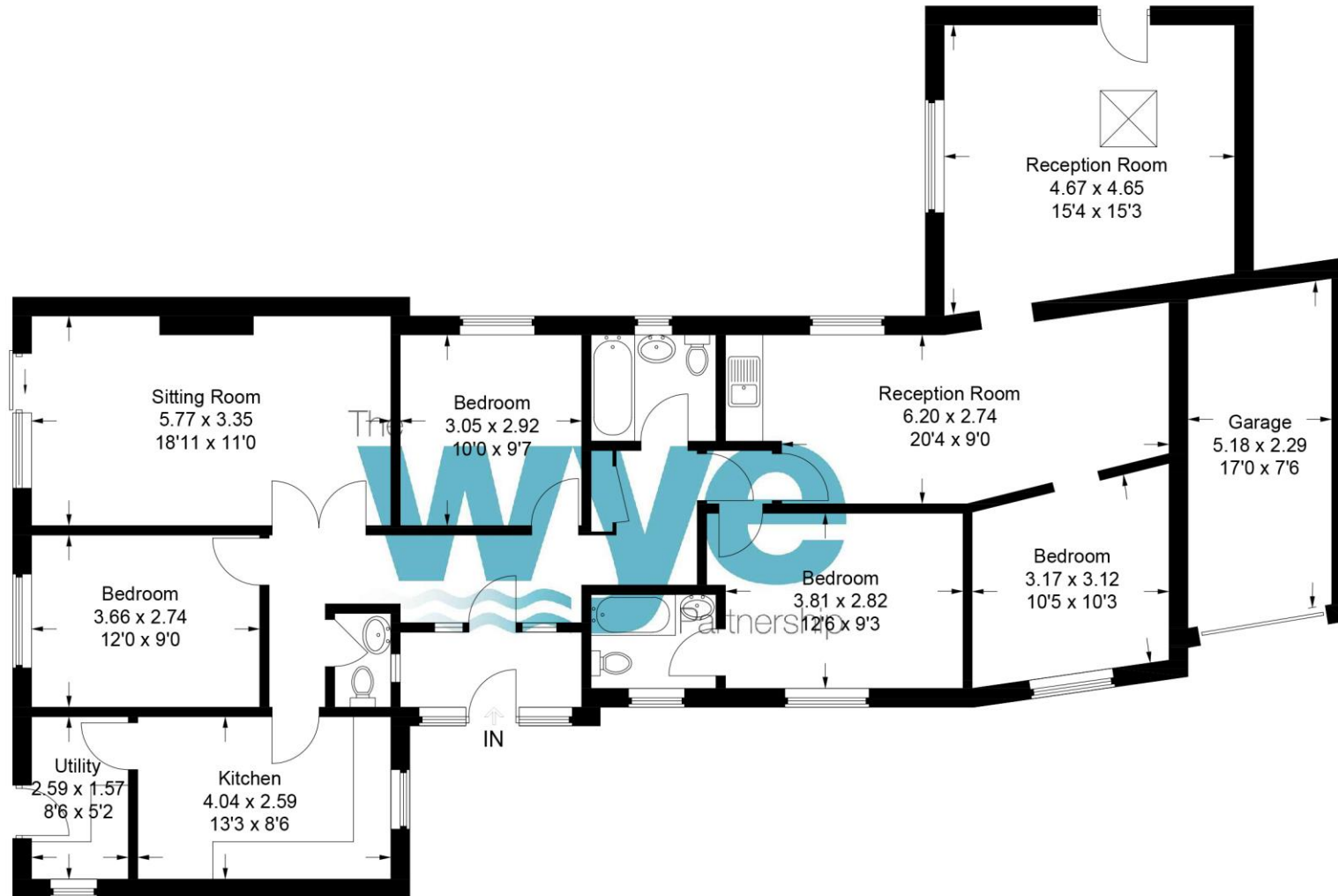
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12 The Orchard

Approximate Gross Internal Area
Ground Floor = 144.9 sq m / 1,560 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 157.1 sq m / 1,691 sq ft



Ground 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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