

68 Main Road, Naphill, Buckinghamshire, HP14 4QA

A charming, two bedroom, character cottage presented to a high standard, with generous accommodation and a stunning garden with far reaching Countryside views. Wonderful period features including, stripped pine doors, Country kitchen with vaulted ceiling and open fireplaces.

Driveway | Front Garden | Kitchen/Dining | Dining/Living Room | Front Reception Room | Two Bedrooms | Loft/Dressing Room | Garage | Summer House | Wood Store | Garden Room/Office |

A stunning, character, cottage located in the heart of the popular village of Naphill. With period features throughout, this beautiful cottage offers spacious accommodation, perfect for a first or downsize purchase and comes with a level, well designed, garden with far reaching countryside views.

Accessed across a gravel driveway, with parking for at least two cars, the cottage is entered from a side entrance leading into the wonderful kitchen/diner. It has been extended to provide space for a dining area under a vaulted ceiling, with patio doors to the garden. The kitchen comprises a range of wall and floor mounted units, with wooden 'chopping' block work tops, exposed brick work and tiled flooring to provide a beautiful Country style kitchen with modern integrated appliances. Off the kitchen is a traditional dining/living room with a double side aspect, and working inglenook fireplace with tiled hearth. The front sitting room enjoys the bay window, feature fireplace with tiled hearth with the whole cottage benefitting from period, stripped, pine doors throughout.

Upstairs are the two bedrooms and family bathroom, leading off a generous landing area. The principle bedroom enjoys a front aspect with views over allotments. Space saving stairs lead from the main bedroom to a large loft room with Velux windows, currently used as a dressing room. The family bathroom comprises a walk-in corner shower, concealed cistern W.C. and vanity hand wash basin. Bedroom two overlooks the rear garden with far reaching farmland views it also benefits from stripped pine flooring and picture rail.

A particularly charming feature of this cottage is the beautiful rear garden. An initial large patio, perfect for entertaining, leads to an area of lawn with garden room, log store and summer house, with a further patio/seating area adjoining open farmland. The garden enjoys a high degree of privacy with mature planting and closed boarded fencing.

Price... £575,000 *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 office in Naphill, proceed along Main Road towards Hughenden Valley. After about 0.5 mile you will find the property on the left as indicated by our For Sale board

ADDITIONAL INFORMATION

EPC EER Rating C

Council Tax Band Rating D

SCHOOL CATCHMENT

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)

MORTGAGE

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

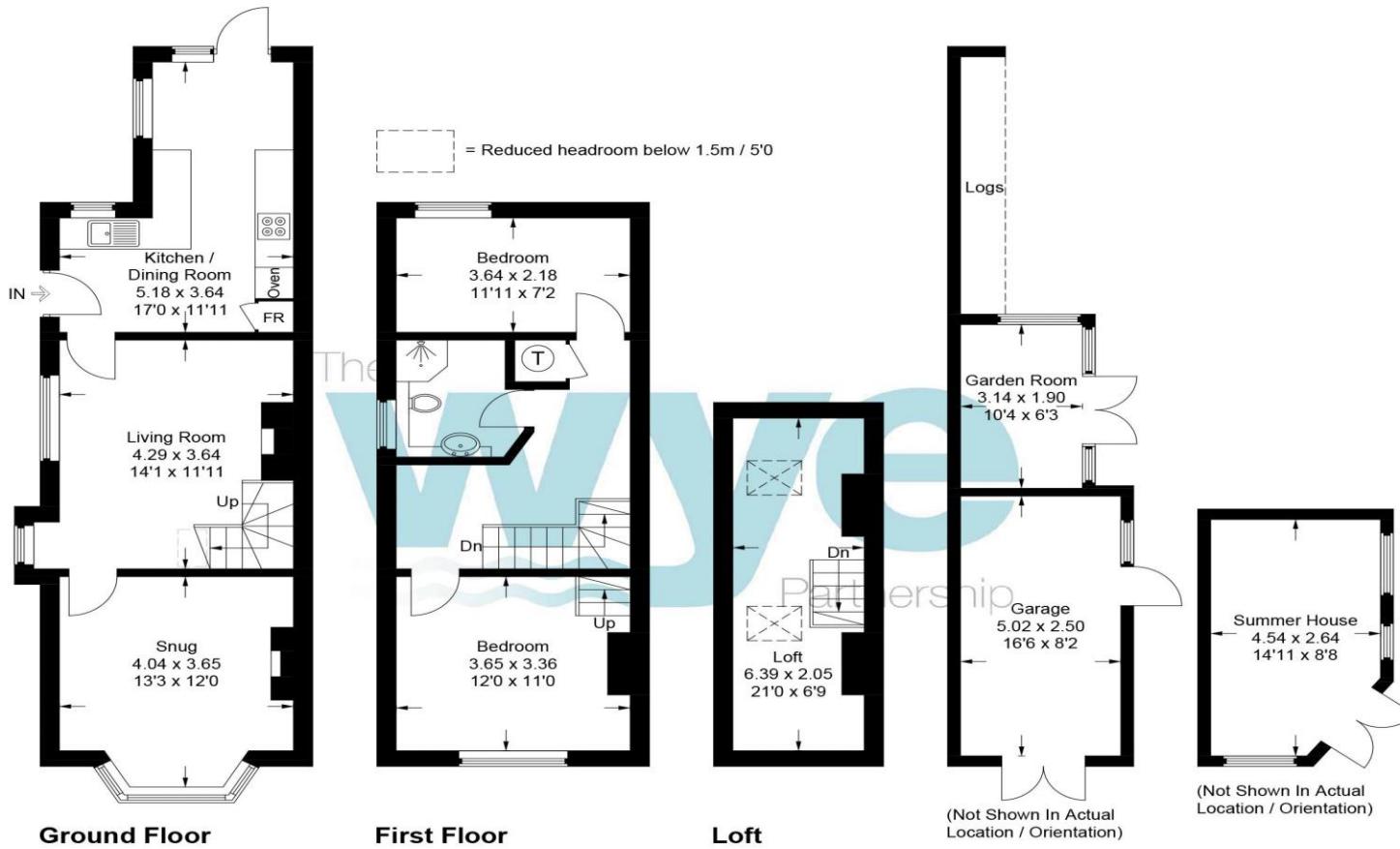
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



68 Main Road



Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 37.4 sq m / 402 sq ft
Loft = 13.1 sq m / 141 sq ft
Outbuildings = 29.7 sq m / 320 sq ft
Total = 126.1 sq m / 1357 sq ft



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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The **wye** Partnership