



Forge Road, Naphill
High Wycombe, Buckinghamshire, HP14



Beyond your expectations

Situated in this sought after country lane

Hamptons International

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Entrance Hall | Living Room | Family Room | Kitchen/Breakfast Room | Utility Room | Cloak Room | Master Bedroom Ensuite | Four further Bedrooms | Family Bathroom | Gardens | Garage | Off Road Parking

Guide Price £750,000 Freehold

Description

Situated in this sought after country lane, this 5 bedroom detached home offers a perfect and peaceful position away from the main road on the edge of the village and within walking distance of amenities. Offering great potential to extend (STPP) the property lends itself to either a generous downsize or spacious family home.

Highlights include the 20ft x 15ft Living Room with large double aspect giving a fantastic amount of light into the room, a second Reception Room ideal as a children's Playroom/Study, downstairs Cloakroom, and bright Kitchen/Breakfast Room with sliding doors to the patio and well appointed Utility Room. Upstairs each of the 5 Bedrooms offer picture windows and lots of light, of particular note is the impressive Master Bedroom with generous Ensuite facilities.

Outside

The property is set nicely in the centre of its plot on the right hand side of Forge Road, accessed by a tarmac sweep leading to the garage. To the rear, the gardens are mostly laid to lawn and offer a lovely area for outdoor entertaining. The property is serviced by mains drainage and Gas central heating.

Location

A pretty country lane next to Naphill Common, the property is well located for country walks and is also within easy reach of Naphill. The village is a thriving community with local shops, sports facilities, and a well

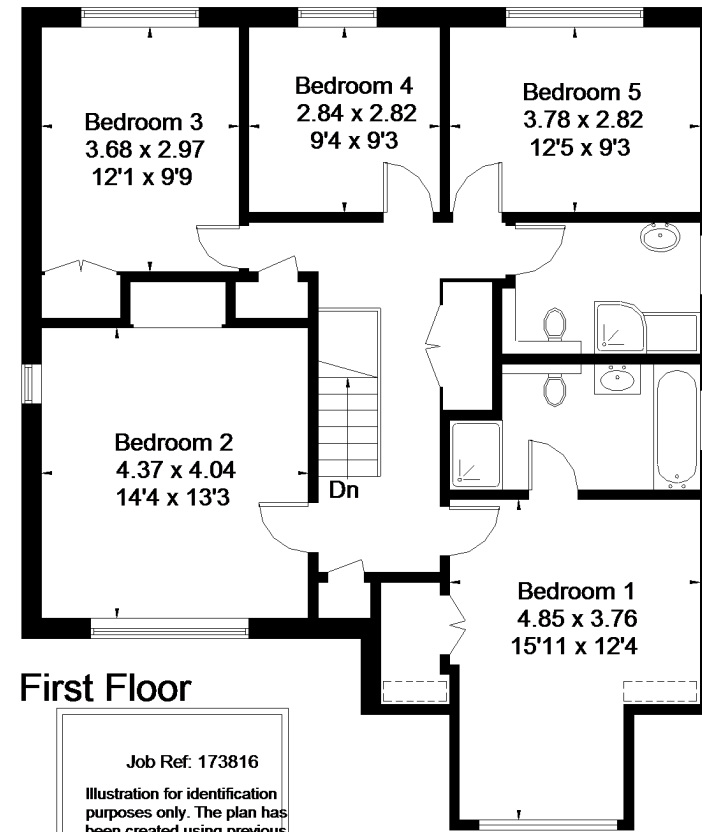
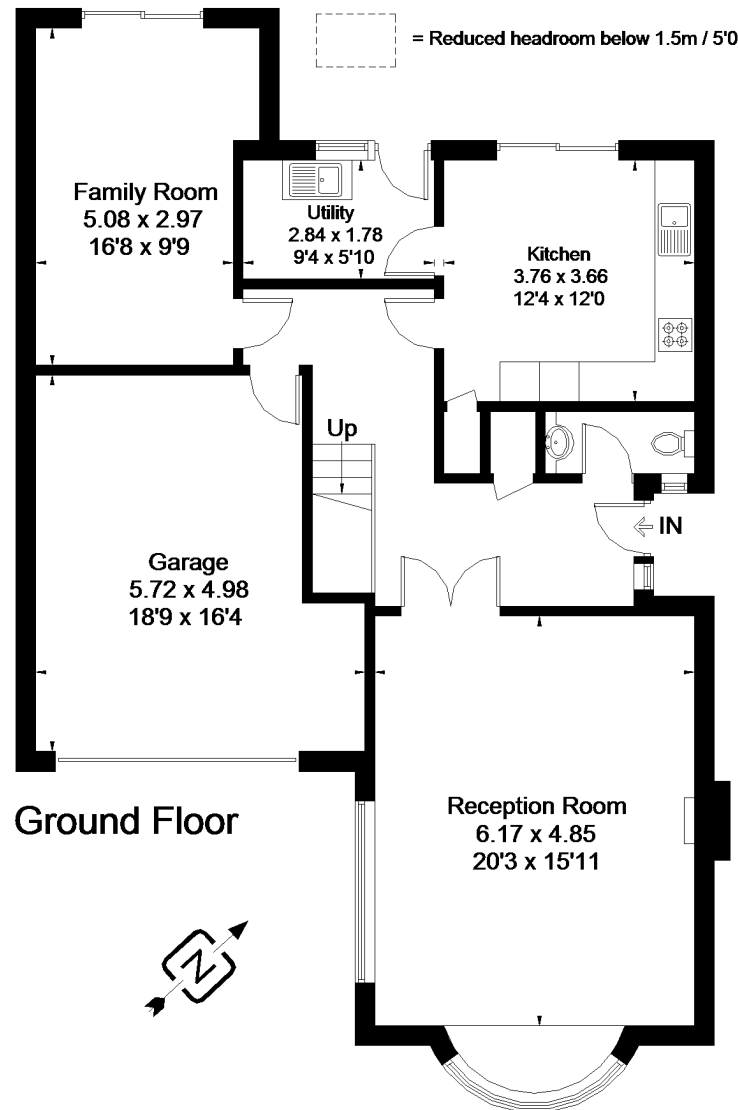
regarded choice of schools (details of which can be gained from the local authority). Rail access to London Marylebone can be gained from High Wycombe (approx. 4 miles) taking c. 29 minutes. The M40 can be accessed via Junction 4 (approx. 5 miles).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
214.5 sq m / 2309 sq ft (Includes Garage)



Job Ref: 173816

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

