



Naphill Common, Naphill
High Wycombe, Buckinghamshire, HP14



Beyond your expectations

Set amongst 175 acres of National Trust woodland

Hamptons International
28 High Street, Great Missenden, Bucks, HP16 0AU
Sales. 01494 863134
greatmissenden@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Sitting Room | Dining Room | Conservatory | Study | Kitchen/Breakfast Room | Utility | Cloakroom | Master Bedroom ensuite | Three further Bedrooms | Bathroom | Office | Garage | Gardens

Guide Price £895,000 Freehold

Description

Beautifully finished by the current owners, this lovely home has been tastefully updated with light and airy accommodation. The 24ft Sitting/Dining Room enjoys a double sided feature fireplace with wood burning stove plus double doors out to the garden. In addition to the Study there is a fabulous 14ft Conservatory (opening from the Sitting Room) which really takes in the beautiful gardens and features double doors onto the decking. The refitted Kitchen Breakfast Room enjoys Cream Shaker Style units with Granite worktops, a butlers sink and stainless steel appliances plus double doors to the garden. On the first floor are four nice sized bedrooms with the Master Bedroom featuring an ensuite shower room.

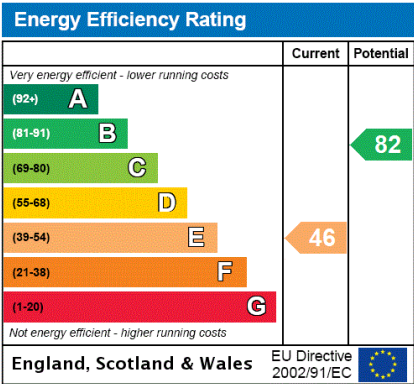
Outside

The property is approached via a single track lane serving just three properties through National Trust Woodland and is fabulous for dog walking/exploring with children. The property itself is accessed by a five bar gate with ample parking and a detached double garage with electric up and over doors. There is pedestrian gated access to both sides with the rear gardens enjoying a good degree of privacy. Mainly laid to level lawn there are wide areas of raised timber decking incorporated LED lighting plus a feature pond. The gardens have been thoughtfully planted with trees and shrubs and include a watering system, octagonal green house, pergola with swing chair and storage shed. To the side is a good size Studio/Gym which is attached to the garage and has a

sink unit with ceramic tiled floors.

Location

Naphill Common is designated as an area of outstanding natural beauty and is largely a beech wood owned by the Dashwood/West Wycombe Estate with numerous walks, creating a peaceful setting. The village offers a variety of small shops providing day to day needs with greater shopping facilities found at Princes Risborough and High Wycombe. Both have mainline railway access to London Marylebone, with a recent line upgrade significantly reducing journey times, as well as access to the M40 which can be found at junction 4 approximately 5 miles. Buckinghamshire is renowned for its State and Private Education details of which can be found from the Local Authority.



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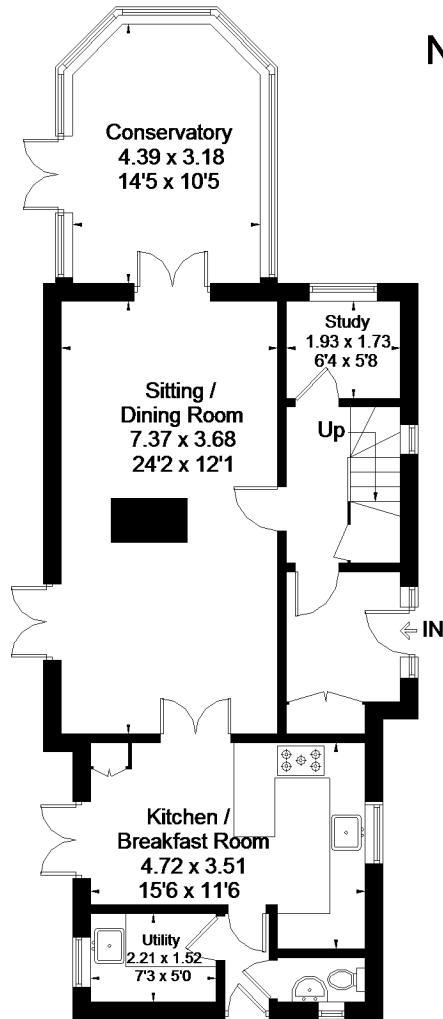
Approximate Gross Internal Area = 143.4 sq m / 1544 sq ft

Garage / Office = 39.8 sq m / 428 sq ft

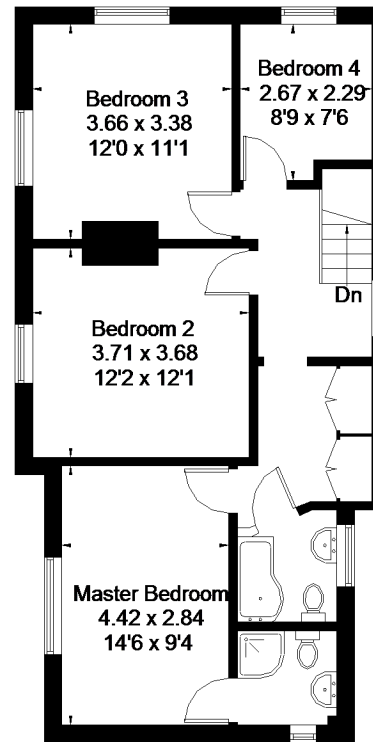
Total = 183.2 sq m / 1972 sq ft



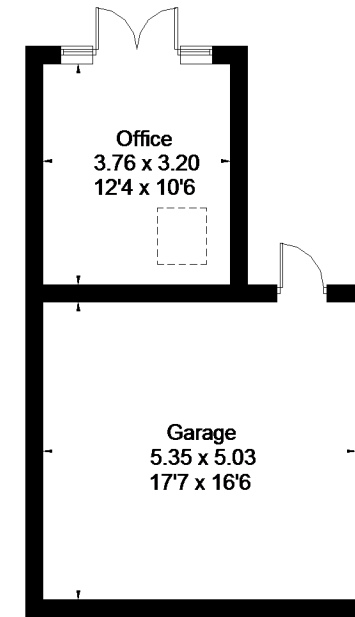
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Garage / Office

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Not to scale
Ref: 170625

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.

