



## Clappins Lane, Naphill

Offers Over £900,000

 **TIM RUSS**  
& Company



## Clappins Lane

### Naphill

A remarkable five bedroom family home offering spacious and adaptable living spaces, including a self-contained annexe. Ideally located in the sought-after village of Naphill, this property sits in the heart of the picturesque Chiltern Hills, an Area of Outstanding Natural Beauty. This beautifully presented home boasts bright and airy rooms, including a well equipped kitchen with planning permission to extend. The one-bedroom annexe, complete with its own kitchen and shower room, provides a useful space suitable for a variety of uses.

As you step into the property, engineered oak flooring flows seamlessly into an impressive sitting room, featuring a wood-burning stove and French doors that open onto the rear garden. The dining/family room, currently used as a playroom, continues the elegant oak flooring. The stylishly refitted kitchen/breakfast room is well-equipped with the utility room opposite. The cloakroom completes the ground floor.

The generous main bedroom benefits from built-in wardrobes and an en suite shower room. There are three additional bedrooms and family bathroom. Stairs lead to the second floor, where a versatile room and wet room offer additional living space.

The landscaped garden, includes a lawn and a paved terrace and enjoys a southerly aspect. A garage and adjacent storage area are part of an outbuilding that also accommodates the self-contained annexe.



## Clappins Lane

Naphill

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Five Bedroom Home
- Excellent Village Location
- Annexe with Shower Room & Kitchen
- Well Equipped Kitchen & Utility Room
- Impressive Living Room
- Study
- Cloakroom & 3 Bathrooms (In Main House)
- Large Garage & Gated Driveway
- Secluded Garden





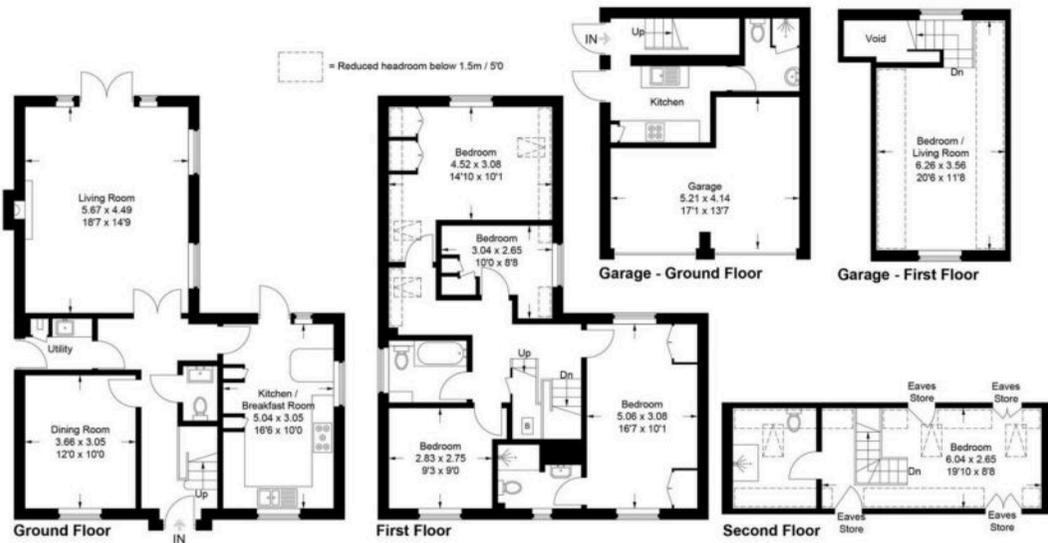


## Tim Russ and Company

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Approximate Gross Internal Area = 162.50 sq m / 1,749 sq ft  
 Garage = 54.00 sq m / 581 sq ft  
 Total = 216.50 sq m / 2,330 sq ft  
 (Including Garage / Void)

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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