



21 Main Road, Naphill  
£850,000

 **TIM RUSS**  
& Company





## Main Road

### Naphill

As you drive in, you're immediately struck by the remarkable setting, this charming detached home sits on a level plot approaching half an acre, offering a real sense of space and privacy. Ideally positioned in outstanding gardens, just a short stroll from the local shop, it's a home that combines tranquillity with everyday convenience.

Inside, you'll find three bedrooms and plenty of scope to put your own stamp on things. There's also huge potential to extend, subject to planning, making this a fantastic opportunity for anyone looking to create their dream home on a large, private plot.

With substantial gardens, double garage, driveway parking, and no onward chain, it's ready and waiting for its next chapter.





## Main Road

Naphill

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Level Plot Approaching Half an Acre
- Three Bedroom Detached Home
- Potential to Extend STPP
- Garage & Driveway Parking
- Excellent Village Location
- Short Walk to Village Shop & Bus Stop
- Remarkable Opportunity
- No Onward Chain











## Tim Russ and Company

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Approximate Gross Internal Area  
 Ground Floor = 87.1 sq m / 937 sq ft  
 (Including Garage)  
 First Floor = 50.5 sq m / 543 sq ft  
 Outbuildings = 32.9 sq m / 354 sq ft  
 Total = 170.5 sq m / 1,834 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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