



The Birch Tree Lacey Drive, Naphill - HP14 4RR

Guide Price £750,000

TR TIM RUSS
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- Attractive four-bedroom detached family home
- Two bathrooms including en-suite
- Built with traditional flint and brick
- Sought-after village location
- Excellent local schools, countryside walks, and transport links nearby
- Gated driveway
- Detached garage
- Low-maintenance rear garden



This charming four-bedroom detached home is set in the highly desirable village of Naphill, Buckinghamshire. Constructed with traditional flint and brick, the property combines timeless character with modern family living.

The property is well-proportioned throughout, with a welcoming entrance hall, two bathrooms, including an en-suite to the master bedroom. Four bedrooms offer flexibility for family life, guests, or a home office.

Outside, the property benefits from a gated driveway leading to a detached garage, providing both security and convenience. The rear garden has been designed for low maintenance, creating an ideal space without the upkeep of a larger plot.

Location

Naphill is a sought-after village nestled within the picturesque Chiltern Hills, an Area of Outstanding Natural Beauty. The village offers an excellent range of local amenities, including shops, pubs, and highly regarded schools, all within easy reach. Beautiful countryside walks and cycling routes are on the doorstep, while nearby Princes Risborough, High Wycombe, and Aylesbury provide wider shopping, leisure, and transport facilities. Fast rail links from Princes Risborough connect to London Marylebone in under 40 minutes, making this an ideal location for commuters and families.

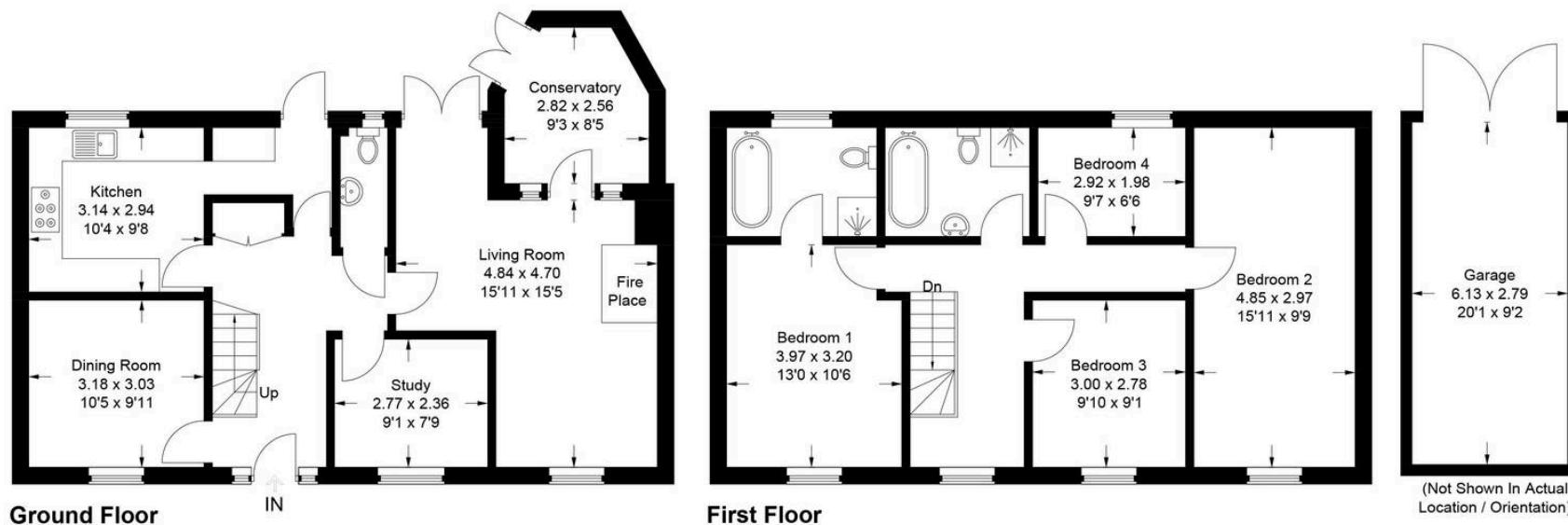
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 73.2 sq m / 788 sq ft
 First Floor = 68.9 sq m / 742 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 159.3 sq m / 1,715 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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