



Main Road, Naphill  
£825,000

 **TIM RUSS**  
& Company





Set in the popular village of Naphill, this well presented four to five bedroom detached home offers flexible, modern accommodation suited to family life, home working and entertaining. The property combines a practical layout with a warm, welcoming feel in a location known for its strong community and countryside surroundings.

The house opens into a spacious entrance hallway with access to a ground floor shower room and a comfortable living room filled with natural light from large windows. The kitchen and dining room form the hub of the home, featuring contemporary cabinetry, quality appliances and generous space for both everyday living and hosting.

Two additional reception rooms provide excellent flexibility, ideal for home offices, hobbies or occasional guest accommodation, with the option to use one as a fifth bedroom if required.

Upstairs, the bedrooms are bright and well proportioned, offering space to adapt as needs change. The family bathroom is stylishly finished with modern fittings and good storage.

Outside, the south facing rear garden has been thoughtfully landscaped to make the most of the sunlight, with a neat lawn, decking area and space for outdoor dining and relaxation.

Naphill is a well regarded village with a friendly atmosphere, good local schools and easy access to the Chiltern Hills. Transport links and nearby amenities make this a convenient yet peaceful place to live.





Naphill is a highly regarded Chilterns village, valued for its strong sense of community and attractive countryside setting. The village offers a range of local amenities including well-regarded schools, a village shop, pub and community facilities, while miles of surrounding countryside provide excellent opportunities for walking and outdoor pursuits. Convenient transport links give access to nearby towns and mainline rail services, making Naphill an appealing choice for those seeking village life without sacrificing connectivity.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four to Five Bedroom Detached Home
- Flexible Reception Space
- Contemporary Kitchen/Dining Hub
- Light-Filled Living Room
- Ground Floor Shower Room
- Well-Proportioned Bedrooms & Stylish Bathroom
- South-Facing Landscaped Garden
- Popular Village Location





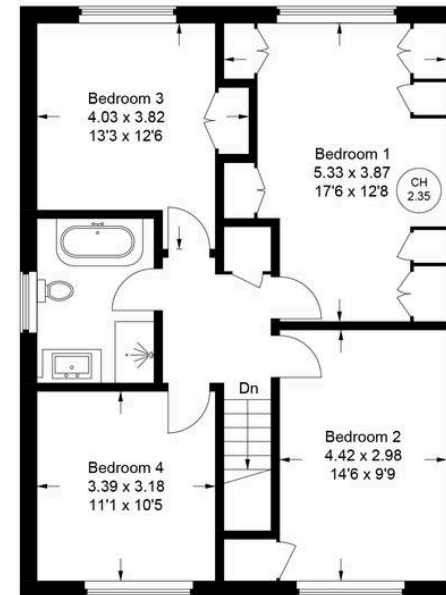




Ground Floor

= Reduced headroom below 1.5m / 5'0"

= Ceiling Height



First Floor

## 13 Main Road, HP14 4QD

Approximate Gross Internal Area

Ground Floor = 100.4 sq m / 1081 sq ft

First Floor = 73.5 sq m / 791 sq ft

Total = 173.9 sq m / 1,872 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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