



23 Vincents Way

Naphill, High Wycombe

- Stunning gardens backing onto Naphill Common
- No Onward Chain
- Extended to provide utility and study area
- Two bedrooms, two bathrooms, two reception rooms
- Delightful two bedroom semi-detached bungalow
- Wonderful conservatory providing link to gardens

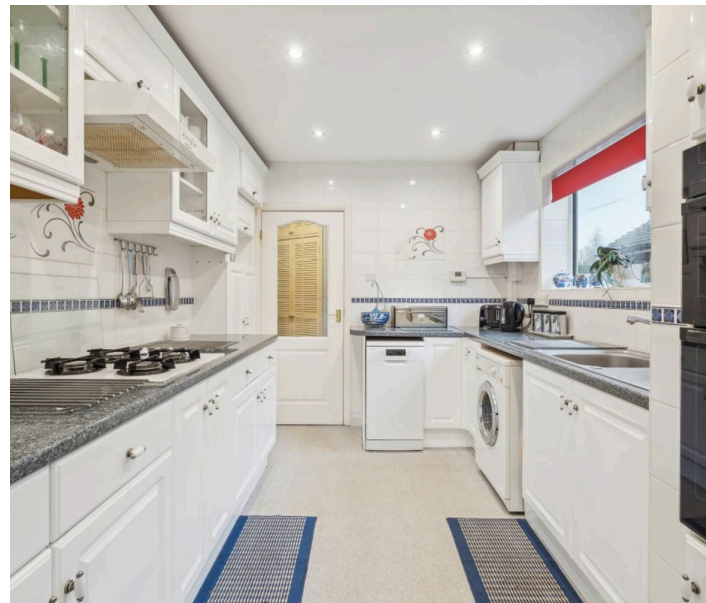
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland. *****SCHOOL CATCHMENT Primary: Naphill and Walters Ash combined school Boys' Grammar: The Royal Grammar School, John Hampden School, Aylesbury Grammar School Girls' Grammar: Wycombe High School, Aylesbury Grammar. School Mixed Grammar: Sir Henry Floyd School Upper : Princes Risborough School (We recommend you check availability in specific schools)



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Approached via a pavior driveway, with pretty mature borders and planting, providing plenty of parking, the property is accessed from the side through a storm porch and entrance hall. To the left is a well equipped kitchen with a range of white, shaker style wall and floor mounted units, slim line dishwasher, inset four ring gas hob and integrated double Neff ovens. A handy utility area leads off the kitchen with side door to the rear. The generous downstairs bedroom enjoys a front aspect and a range of built in wardrobes. A well presented family bathroom consists of a walk-in shower, heated towel rail and vanity storage unit with concealed cistern WC and wash hand basin. The living room has a feature gas fire as its focal point with stone surround and tiled hearth and leads to a snug/study area and conservatory beyond, providing a link to the stunning rear gardens. Also on the ground floor is a dining room with a front aspect and stairs rising to the first floor.

To the first floor is an initial landing with spacious eaves storage and a velux window providing natural light. The master bedroom with dressing area is currently used as an office, with in-built desk and wardrobes and benefits from double aspect dormer windows to the front and rear with beautiful views over the garden and Common beyond. The en-suite comprises a corner shower and vanity storage unit with concealed cistern wc and wash hand basin

The garden is a particularly wonderful feature of the property. Lovingly maintained over the years it provides a tranquil space to enjoy with numerous points of interest including lawned areas, mature planting and borders, pond and trees. Various outbuildings include the garage, a greenhouse, and three sheds, one of which has light and power, gated access from the rear directly onto Naphill Common is provided.



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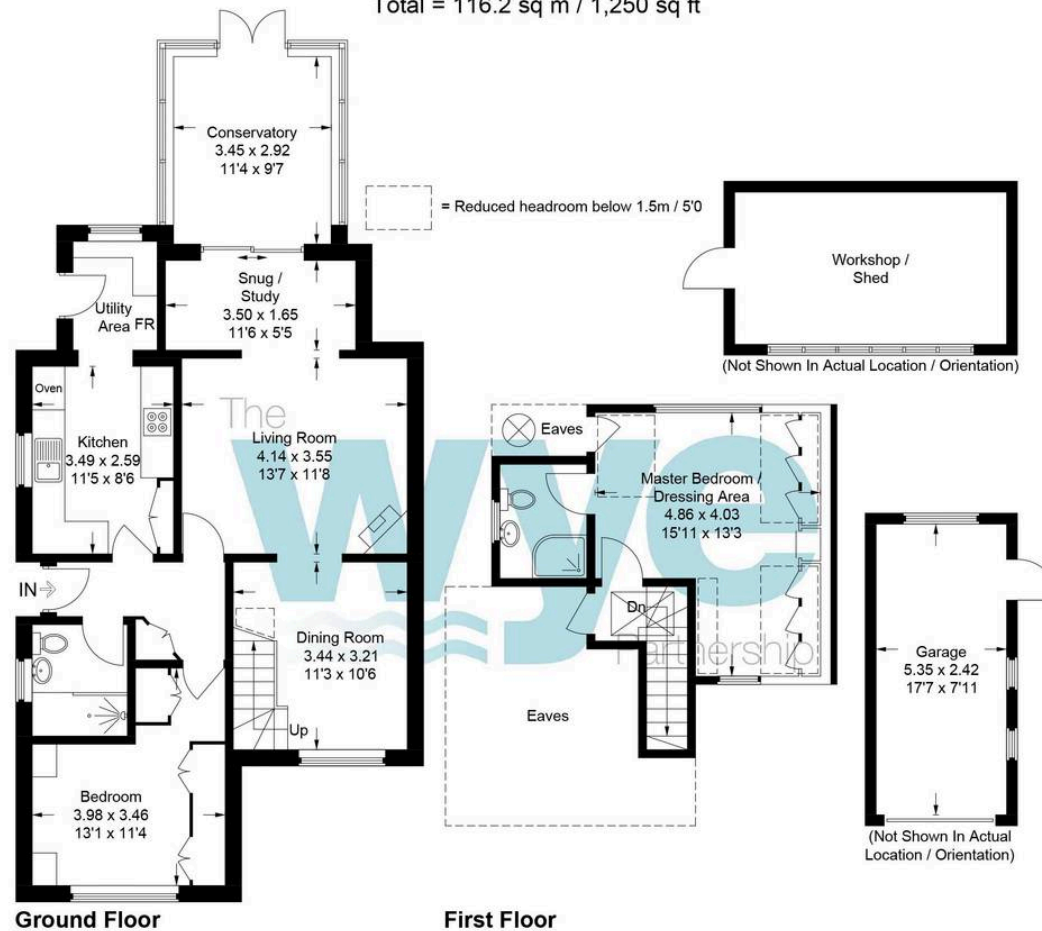
Approximate Gross Internal Area (Excluding Workshop / Shed)

Ground Floor = 79.2 sq m / 852 sq ft

First Floor = 24.2 sq m / 260 sq ft

Garage = 12.8 sq m / 138 sq ft

Total = 116.2 sq m / 1,250 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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