



14 The Orchard

Naphill, High Wycombe

- Beautifully presented four bedroom detached family home
- Quiet cul-de-sac in the heart of Naphill
- Welcoming entrance hall, study, sitting room and kitchen/diner
- Wonderful level rear garden and double garage
- Four double bedrooms, family bathroom and en-suite
- Feature staircase with patio doors to balcony
- No onward chain

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

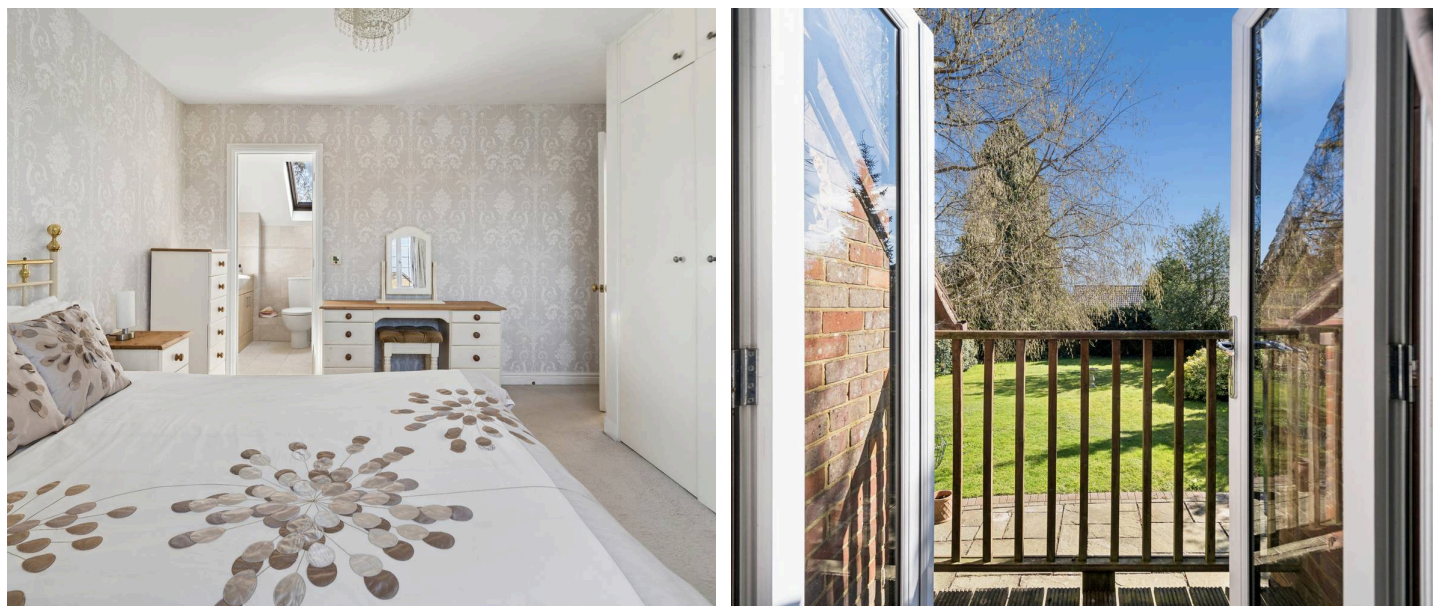


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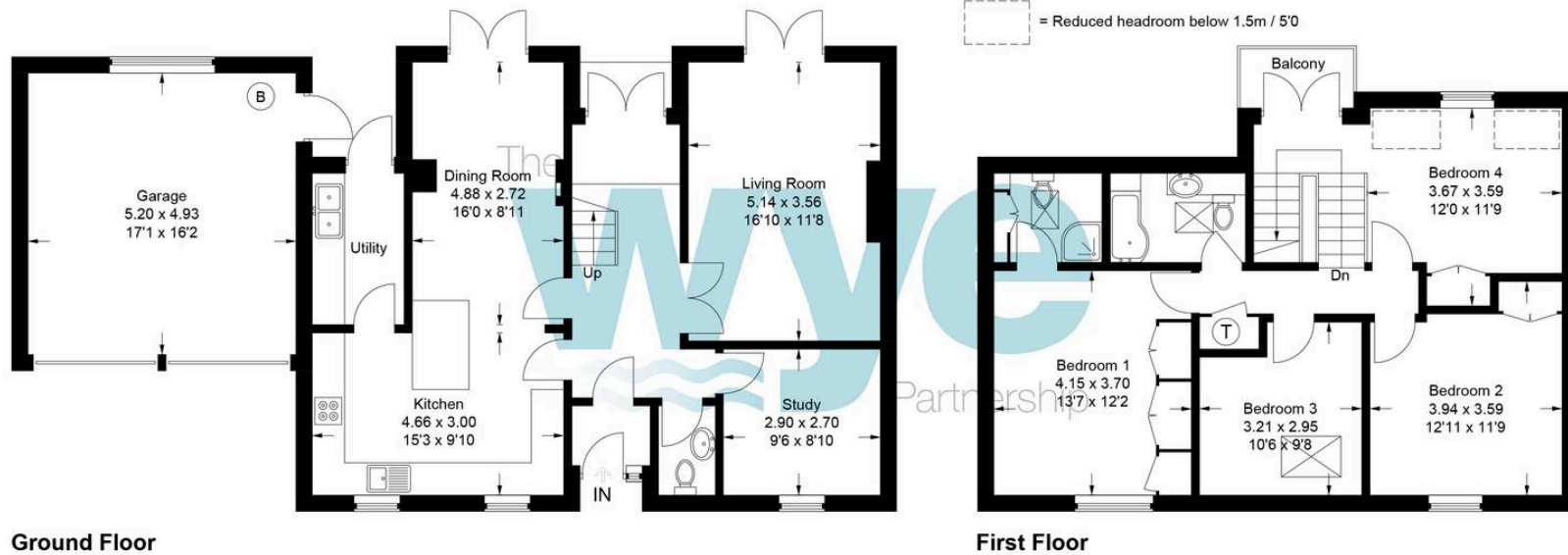
Immaculate four bedroom detached family home located in the heart of Naphill village, close to local amenities, available with no onward chain.

Situated in a quiet cul-de-sac in the heart of Naphill, this beautifully presented four bedroom detached family home combines contemporary comfort with thoughtful design and an abundance of natural light. The welcoming entrance hall sets the tone for the property, leading to a versatile study, an inviting sitting room, and a spacious kitchen/diner fitted with high-quality cabinetry and sleek work surfaces (brand details available upon viewing). The striking feature staircase is a focal point, rising to the first floor and offering access to a balcony through patio doors. Upstairs, four generously proportioned double bedrooms cater to family living, including a principal suite with a modern en-suite shower room and a well-appointed family bathroom finished with stylish tiling and quality fixtures. Throughout the home, attention to detail is evident in the bespoke flooring choices and tasteful décor, creating a warm and welcoming atmosphere. Offered with no onward chain, this property presents an exceptional opportunity for those seeking a move-in ready home in a sought-after location. The property benefits from a good size, mature rear garden accessed from the sitting room, kitchen/diner and utility room. A double garage is perfect for car enthusiasts or additional storage.



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Approximate Gross Internal Area
Ground Floor = 77.5 sq m / 834 sq ft
First Floor = 68.9 sq m / 742 sq ft
Garage = 25.9 sq m / 279 sq ft
Total = 172.3 sq m / 1,855 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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