



7 Brackenwood

Naphill, High Wycombe

- Four bedroom detached family home
- Quiet cul-de-sac location bordering Naphill Common
- Four bedrooms, two bathrooms, two reception rooms and conservatory
- Garage, driveway and pretty front and rear gardens
- General updating required
- Offered to the market with 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. *** School Catchment areas*** Primary- Naphill and Walters Ash School. Mixed Grammar- the Sir Henry Floyd Grammar School. Boys' Grammar- the Royal Grammar School. the John Hampden Grammar School, Aylesbury Grammar School. Girls' Grammar- Wycombe High School, Aylesbury High School. Upper school- Princes Risborough Academy
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

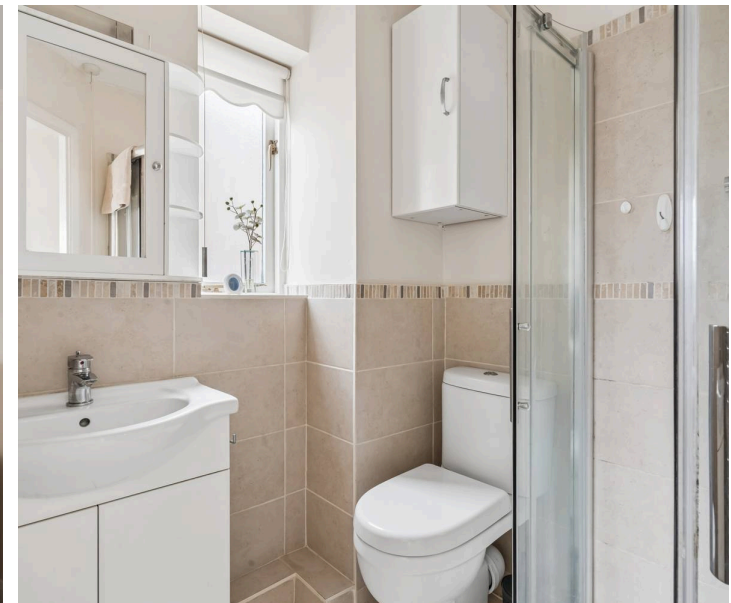


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Naphill, High Wycombe

Well presented four bedroom detached family home, ideally located in a quiet cul-de-sac bordering beautiful Naphill Common

Situated in a peaceful cul-de-sac bordering the scenic Naphill Common, this four bedroom detached family home presents an exceptional opportunity in a sought-after village location. The property welcomes you with a spacious entrance hall leading to two spacious reception rooms. The kitchen/breakfast room is fitted with a range of floor and wall mounted units and integrated appliances. A bright conservatory extends from the main living area, offering a versatile space for dining or a playroom. Upstairs, there are four well-proportioned bedrooms, including a principal suite with fitted wardrobes and a contemporary en-suite shower room featuring chrome fixtures and tiling. The family bathroom is equally well-appointed, with a white suite including a bath. The driveway provides parking for two vehicles and access to the integral garage and to the rear is a private enclosed garden. Additional features include gas central heating, double glazing, and excellent storage solutions. The property is offered to the market with no onward chain, providing a straightforward move for the discerning buyer seeking a blend of modern living and village charm, all within easy reach of local amenities and transport links.



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Approximate Gross Internal Area

Ground Floor = 87.0 sq m / 936 sq ft

First Floor = 59.0 sq m / 635 sq ft

Total = 146.0 sq m / 1,571 sq ft (Including Garage)



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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The Wye Partnership Naphill

129 Main Road, Naphill - HP14 4SA

01494 565555 • naphill@wyeres.co.uk • www.wyeres.co.uk/

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