



6 Vincents Way, Naphill - HP14 4RA

In Excess of £550,000

 **TIM RUSS**
& Company



- Extended semi-detached bungalow
- Three bedrooms, one ensuite
- Open-plan living space
- Log burning stove
- Generous rear garden
- Access to playing fields
- Garage and driveway
- No onward chain



Naphill is a highly regarded Chilterns village, offering a wonderful balance of countryside living with everyday convenience. Surrounded by beautiful woodland and open countryside, the area is ideal for walking, cycling and enjoying the outdoors, with easy access to the wider Chiltern Hills Area of Outstanding Natural Beauty. The village itself has a strong sense of community and provides a range of local amenities including a village shop, café, pub and well-regarded primary school. Nearby High Wycombe offers a more extensive selection of shopping, dining and leisure facilities, along with a mainline train station providing direct services into London Marylebone, making it an attractive option for commuters. For families, the area is particularly popular due to its excellent choice of schooling, including both state and grammar schools within easy reach. Despite its peaceful, semi-rural setting, Naphill remains well connected, with convenient access to the M40 and surrounding towns such as Princes Risborough, Marlow and Beaconsfield. Combining scenic surroundings, a friendly village atmosphere and excellent connectivity, Naphill is a sought-after location for those looking to enjoy a relaxed lifestyle without compromising on accessibility.



Offered with no onward chain, this extended three-bedroom semi-detached bungalow provides versatile accommodation, with scope for further personalisation and enlargement, subject to the necessary consents. The property features a principal bedroom with en-suite facilities, together with an open-plan sitting/dining room and kitchen. A log-burning stove creates a welcoming focal point, while patio doors open directly onto the generous rear garden, providing an excellent space for both relaxing and entertaining.

A particular highlight is the rear garden's direct access to the village playing fields, affectionately known locally as "The Crick", offering an attractive extension of the outdoor space.

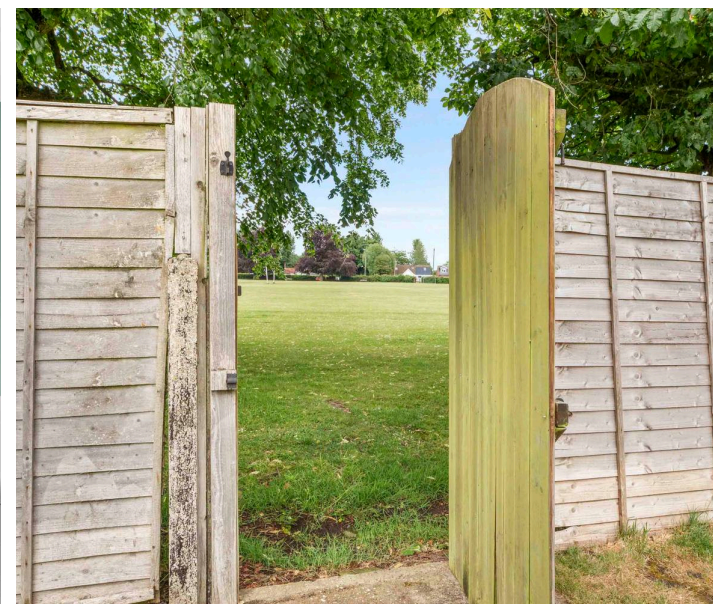
Additional benefits include a double-length garage, ample driveway parking, uPVC double glazing, and low-maintenance fascias and soffits.

Situated in a quiet cul-de-sac location, the property is within a short walk of Naphill Common woodland and offers convenient access to village amenities and countryside walks.

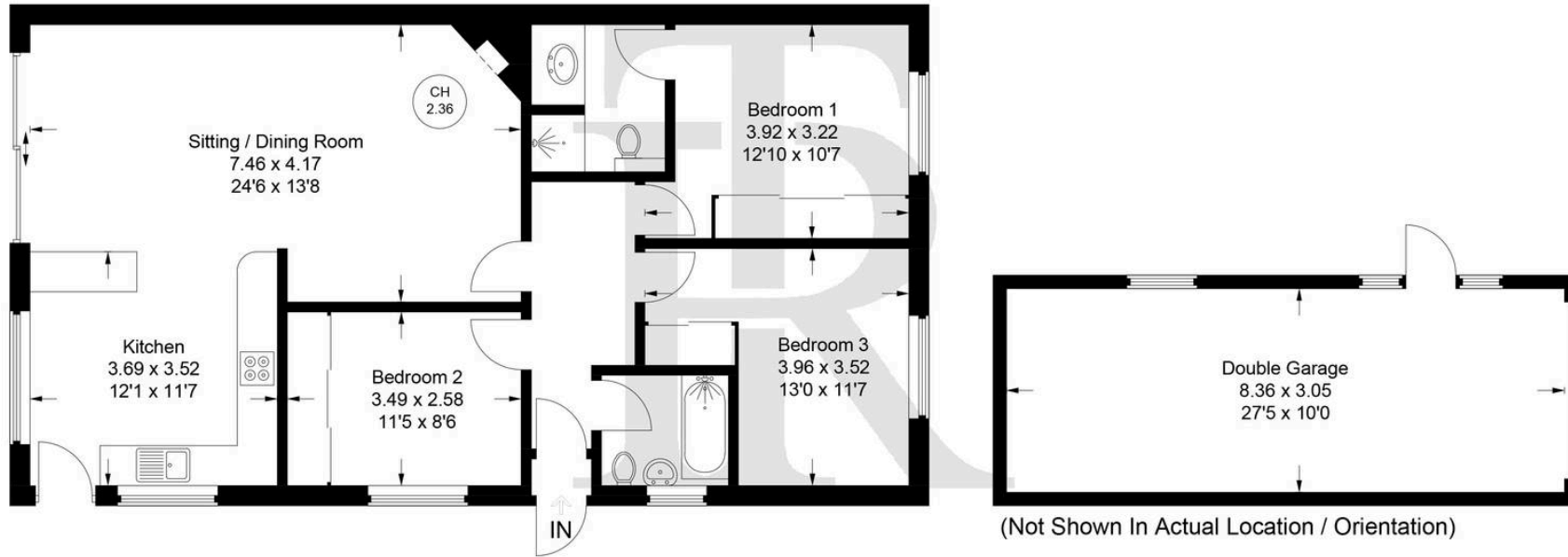
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C



CH
2.36 = Ceiling Height



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Approximate Gross Internal Area = 91.4 sq m / 984 sq ft

Double Garage = 25.5 sq m / 274 sq ft

Total = 116.9 sq m / 1258 sq ft

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

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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