



Red Cottage Naphill Common, Naphill - HP14 4RG

Guide Price £825,000

TIM RUSS
& Company



Red Cottage Naphill Common

Naphill, High Wycombe

- Four bedroom 19th century cottage
- Semi-detached character home
- Sought-after position overlooking Naphill Common
- Close to village amenities, schools and transport links to High Wycombe and the M40
- Attractive front and rear gardens
- Beautiful rural setting with countryside walks on the doorstep



Red Cottage Naphill Common

Naphill, High Wycombe

Charming four-bedroom mid-19th century semi-detached cottage on Naphill Common. Period features, gardens, countryside views, and close to village amenities and transport links.

Occupying a wonderful position on Naphill Common, Red Cottage is a charming four-bedroom mid-19th century semi-detached cottage, originally built as the former gamekeeper's cottage. Full of character and period features, it enjoys a peaceful countryside setting while remaining close to everyday amenities.

The accommodation includes a welcoming porch entrance, sitting room and a spacious country style kitchen/breakfast room and separate dining room with an additional utility room with a walk-in pantry, creating a very practical and sociable space. Upstairs are four bedrooms, each enjoying views across either the surrounding woodland or the beautiful Vincents Meadow, along with a family bathroom.

Outside, the property benefits from attractive front and rear gardens, with the rear backing directly onto Vincents Meadow, providing a lovely outlook.

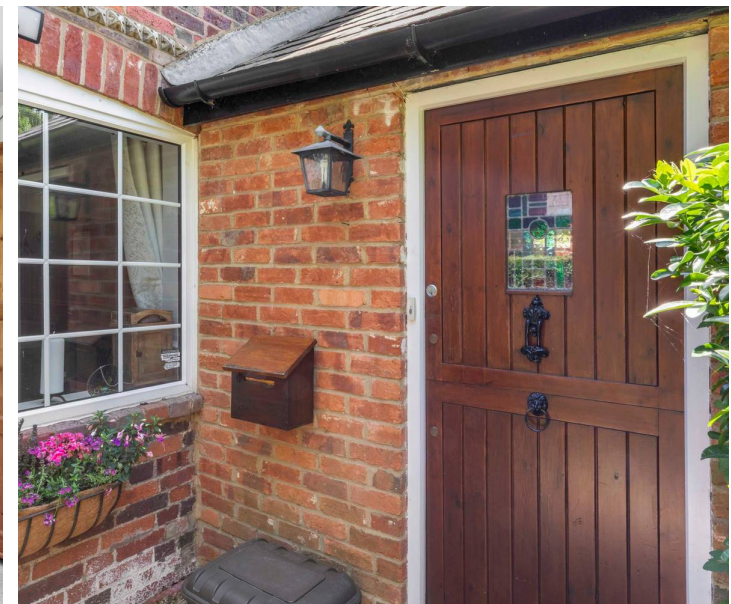
Despite its rural setting, the property is within easy reach of the village shop, café, public houses, well-regarded schools and excellent transport links, making it an ideal balance of village and country living.

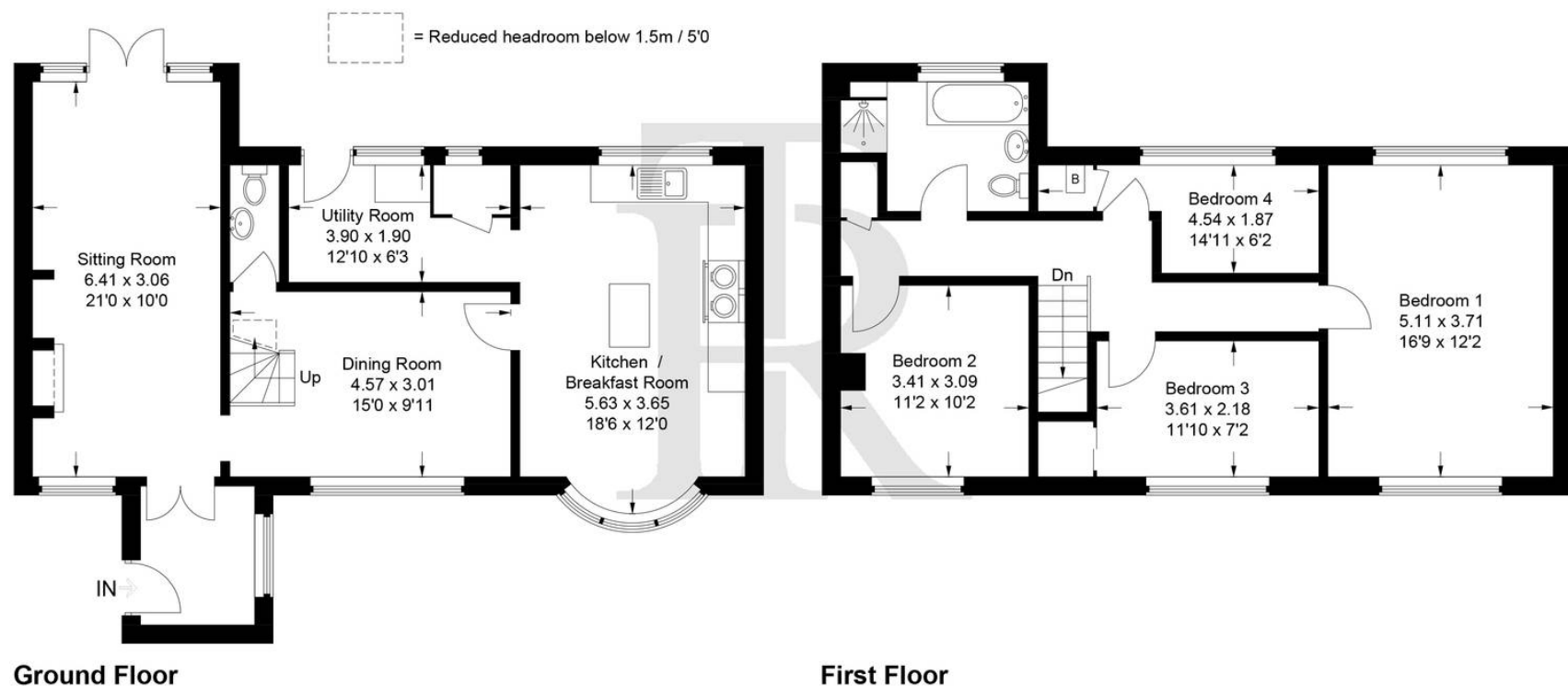
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

Environmental Impact Rating: C





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Approximate Gross Internal Area
 Ground Floor = 68.2 sq m / 734 sq ft
 First Floor = 62.4 sq m / 672 sq ft
 Total = 130.6 sq m / 1406 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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