



36a Main Road, Naphill
£895,000

 **TIM RUSS**
& Company



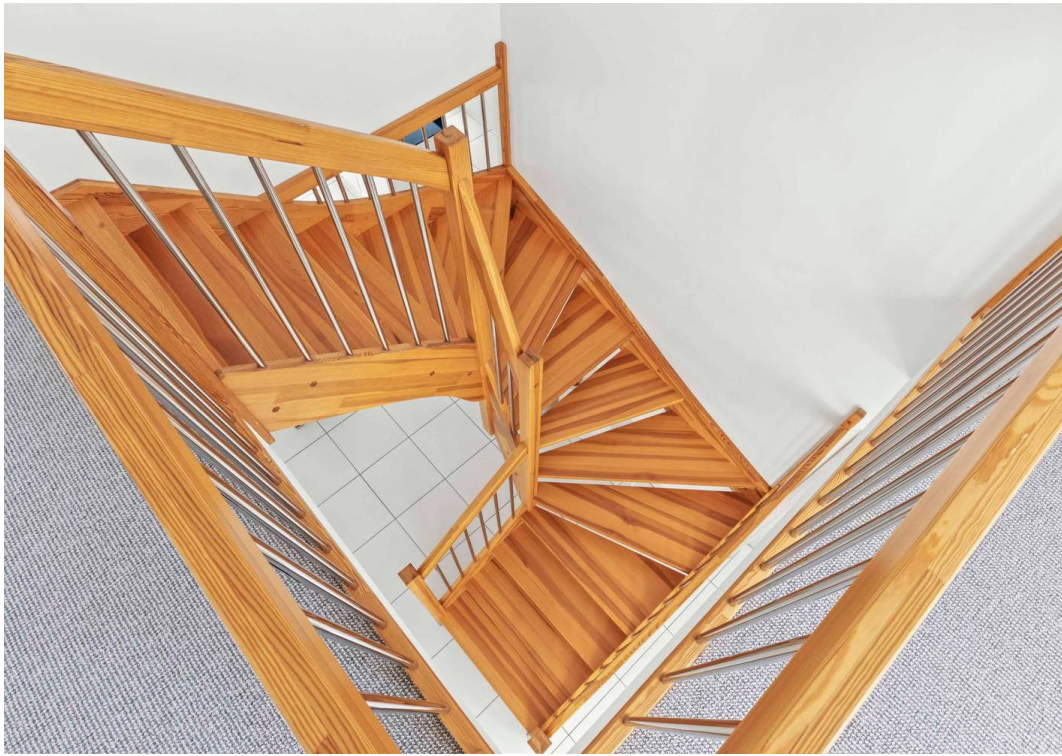
Built in 2019 using innovative factory-built construction, this exceptional three-bedroom detached home combines striking contemporary design with an outstanding specification, offering stylish, energy-efficient living in a sought-after village setting. The impressive vaulted entrance hall leads through to a superb open-plan kitchen, dining and living space spanning the full width of the property. Floor-to-ceiling glazed doors maximise natural light and open onto the landscaped rear garden with attractive countryside views beyond. The contemporary kitchen features a central island, integrated appliances and ample storage, while a separate utility room and cloakroom complete the ground floor. The principal bedroom benefits from floor-to-ceiling windows, a generous dressing room and an en-suite shower room. Two further double bedrooms are served by a modern family bathroom. The property has been designed with comfort and efficiency in mind, featuring a dual air source heat pump system for heating, cooling and hot water (installed in 2025), underfloor heating to the ground floor and bathrooms, Mechanical Ventilation with Heat Recovery (MVHR), factory-fitted triple glazing and excellent insulation throughout, contributing to its EPC Rating of B. Outside, the landscaped garden enjoys open countryside beyond and includes granite patios, outdoor power points and a 5,000-litre underground rainwater harvesting system. Further benefits include an integral garage with electric door, 7.4kW EV charger, Kinetico water softener, electric thermal shutters, network cabling, partially boarded loft storage, a Completion Certificate issued in 2019, a 10-year structural warranty from 2019 and a 25-year manufacturer's warranty.

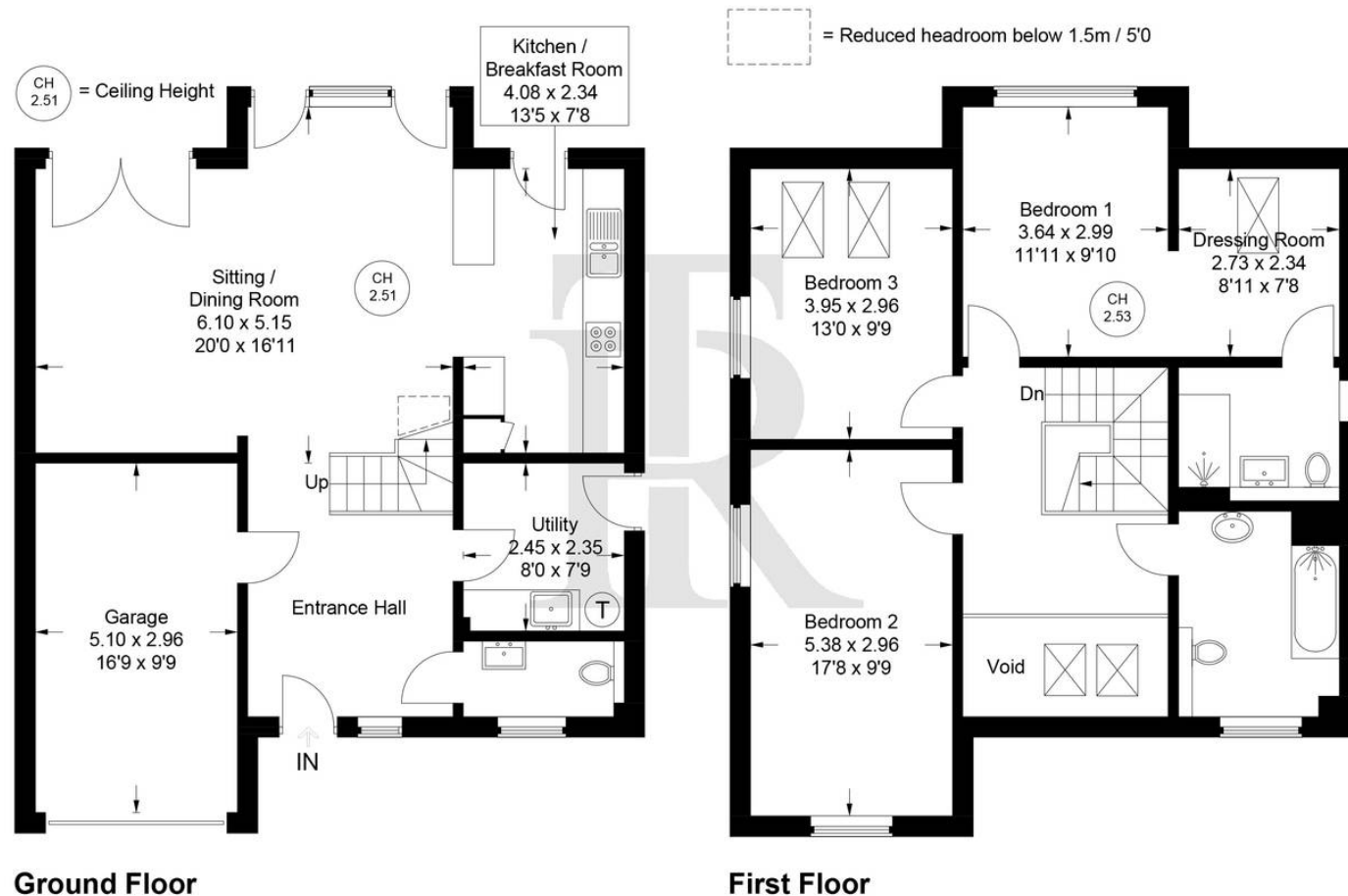


Naphill is a sought-after Buckinghamshire village set within the Chiltern Hills, offering an excellent blend of countryside surroundings and everyday convenience. The village benefits from a shop, café, public houses, doctors' surgery and a well-regarded primary school, with more extensive shopping and leisure facilities available in nearby High Wycombe, Marlow and Princes Risborough. High Wycombe station provides fast rail services to London Marylebone in around 25 minutes, while the M40 offers excellent road links to London, Oxford and beyond.

- Contemporary three-bedroom detached home built in 2019
- Constructed using advanced factory-built technology
- Stunning vaulted entrance hall
- Open-plan kitchen, dining and living space with floor-to-ceiling glazing
- Principal bedroom with dressing room and en-suite
- Air source heat pump providing heating, cooling and hot water (installed 2025)
- Triple glazing, MVHR ventilation system and EPC Rating B
- Underfloor heating to the ground floor and bathrooms
- Landscaped garden backing onto open countryside
- Integral garage, driveway parking and 7.4kW EV charger







36A Main Road, HP14 4QB

Approximate Gross Internal Area

Ground Floor = 76.6 sq m / 824 sq ft

First Floor = 70.8 sq m / 762 sq ft

Total = 147.4 sq m / 1586 sq ft
(Including Garage / Excluding Void)

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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