



270 Main Road, Naphill - HP14

Guide Price £850,000

 **TIM RUSS**
& Company



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.



Situated in the popular village of Naphill, this spacious four-bedroom detached home is ideal for growing families or anyone looking for a little more room. Offering generous and versatile living space throughout, the property perfectly blends character features with contemporary finishes, creating a stylish yet welcoming home suited to modern family life.

At the heart of the home is a bright and open-plan kitchen diner, ideal for both everyday living and entertaining. There is also a large living room featuring an open fire, adding warmth and charm, while a sizeable utility room provides excellent practicality.

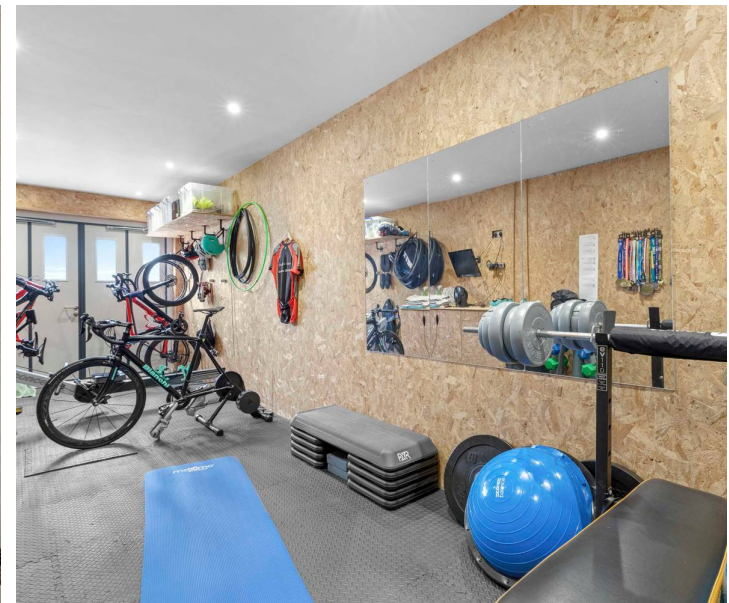
The ground floor benefits from two separate study rooms, offering fantastic flexibility for home working, hobbies, or additional living space.

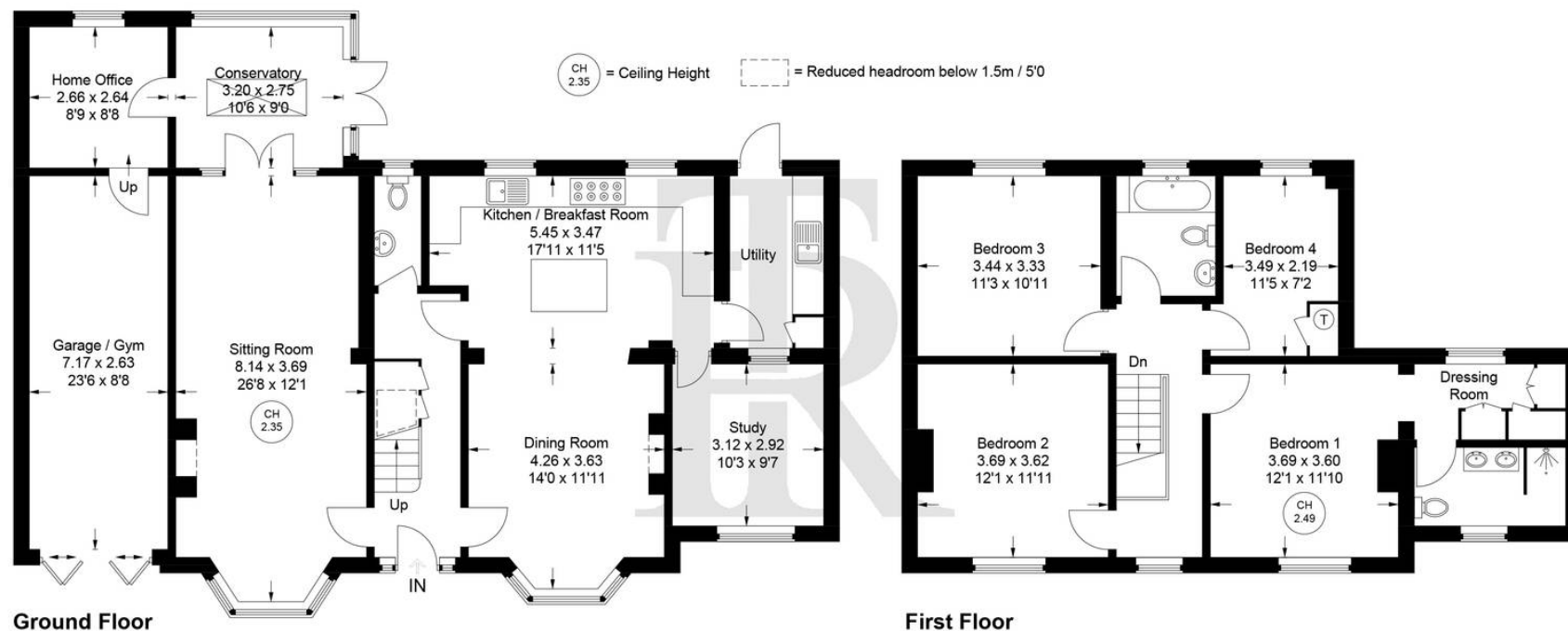
Upstairs, the master bedroom is a standout feature, complete with its own dressing room and en suite bathroom. The remaining bedrooms are well-proportioned and served by a family bathroom.

The former garage has been thoughtfully converted into a gym, providing a superb additional lifestyle space.

Outside, the property boasts a large, mature garden, mainly laid to lawn, perfect for families, entertaining, or simply relaxing outdoors. To the front, an in-and-out driveway offers ample off-street parking.

Located within easy reach of village shops, scenic walks, and well-regarded schools, this is a comfortable and well-laid-out home in a friendly village setting, an excellent opportunity to settle in this sought-after part of the Chilterns.





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Approximate Gross Internal Area

Ground Floor = 129.1 sq m / 1390 sq ft (Including Garage / Gym)

First Floor = 72.9 sq m / 785 sq ft

Total = 202.0 sq m / 2175 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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