



Sandstone Cottage

A detached four/five bedroom family home set in the ever popular village of Naphill which is set in the heart of the Chiltern Hills, an Area of Outstanding Natural Beauty.

Sandstone Cottage is an immaculately refurbished flexible family home offering spacious accommodation with the benefit of a one bedroom annexe which is fully equipped with working kitchen, bathroom and garage.

The current vendors have planning permission granted for a single storey side extension of the current kitchen. These plans can be found on the Buckinghamshire Council Website under the Wycombe Area, reference numbers 21/07054/FUL.

Ground Floor:

Entrance Hall
Open Plan Kitchen
Dining Room
Living Room
Utility Room

First Floor:

Principal Suite with En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom

Second Floor:

Snug
Bathroom

Our buyers are motivated to find, however the chain is currently incomplete.







Outside:

Sandstone Cottage is set back from the road, accessed via a gravel driveway with parking for several cars.

The well proportioned and manicured rear garden is mainly laid to lawn with a paved patio area which is the perfect area for enjoying this tranquil location. The garden is south facing, making the patio area perfect for alfresco dining.

The garden is securely fenced and hedged ensuring security and privacy. The property further benefits from a large double garage which has room for a vehicle and storage to the front. The images of the garage/annexe are below.

Property information:

Tenure: Freehold

Services: Mains electricity, water, gas and sewerage.

Council Tax Band: Buckinghamshire County Council

Local Authority:

EPC Rating: C

Plot: 0.11 acres

Location:

Situated in the beautiful semi-rural location, this property enjoys close proximity and access to the stunning surrounding Chiltern countryside.

Naphill village has an active community with groups ranging from baby groups to bridge clubs, largely centred around the village hall and playing fields. The playing field is home to the annual village fete and a car show. Naphill benefits from two village pubs, a café, shops, a post office and a co-op, whilst High Wycombe (just under four miles away) and Princes Risborough (approximately 5.5 miles away) offer more comprehensive shopping, leisure, cultural and business facilities.

Naphill is serviced by a frequent bus route between High Wycombe and Aylesbury. The national motorway network can be accessed via Junction 4 of the M40 at High Wycombe, whilst London Marylebone can be reached by direct train from High Wycombe in as little as 23 minutes.

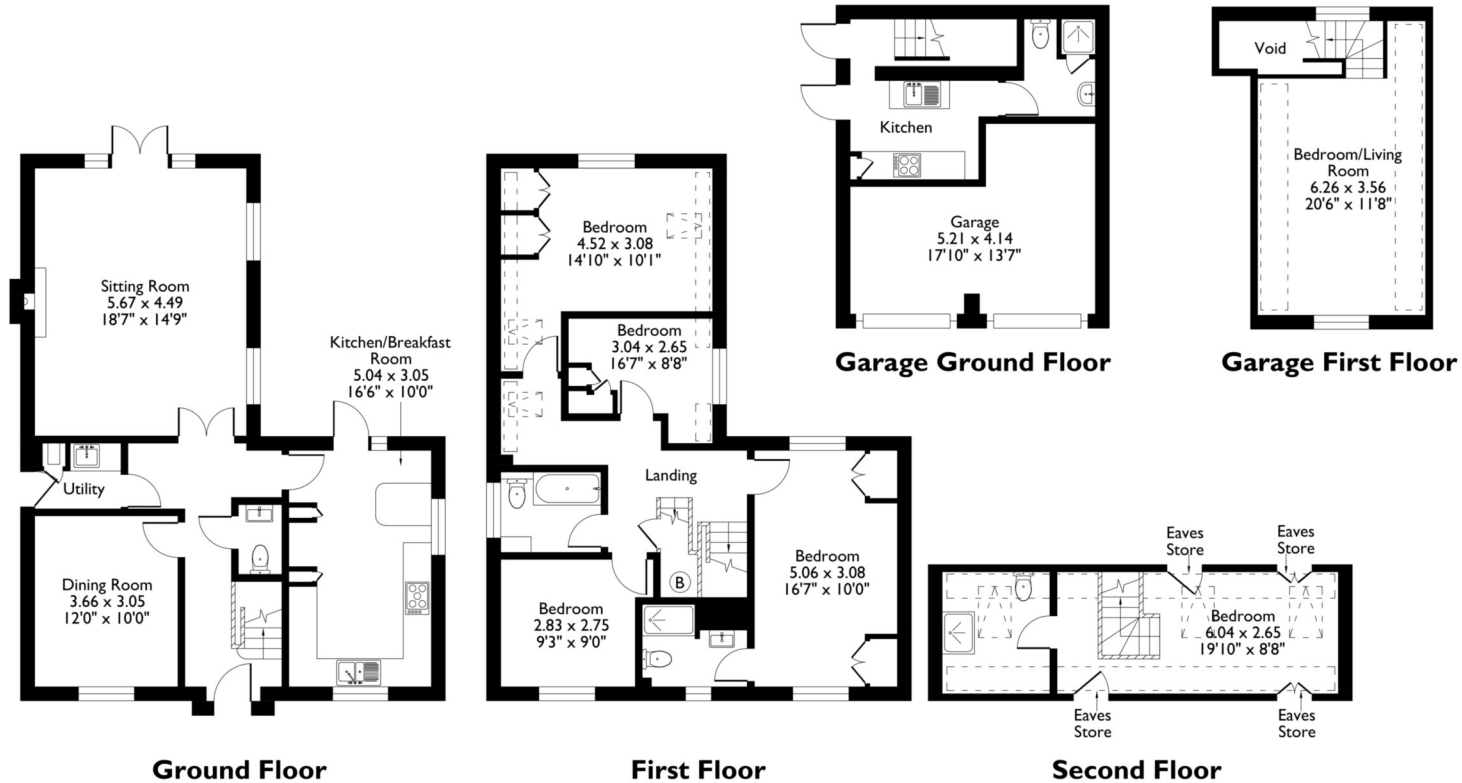
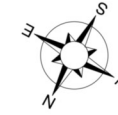
Schooling in the area is highly regarded, and Sandstone Cottage is within catchment for the popular Naphill and Walters Ash primary school. Excellent schooling continues through to local grammar schools and a number of prestigious independent schools are nearby, such as Pipers Corner and Gateway.





NOT TO SCALE

Sandstone Cottage
Approximate Floor Area
House 162.50 sq m - 1749 sq ft
Garage 54.00 sq m - 581 sq ft
Total 216.50 sq m - 2330 sq ft
(Gross Internal Area)
(Including Garage)
This plan is for illustration purposes only.



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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