

FINE & COUNTRY

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270 Main Road

Naphill, High Wycombe, HP14 4RX

# 270 Main Road

Situated in the sought-after village of Naphill, within the picturesque Chiltern Hills, this substantial four-bedroom detached home on Main Road offers an exceptional opportunity for families seeking space, convenience, and long-term potential.

**Ground Floor**

**Hallway**

**Living Room**

**Dining Room**

**Kitchen**

**Utility**

**Play Room**

**Office**

**Downstairs WC**

**First Floor**

**Landing**

**Principle Bedroom With En-Suite Shower Room and Walk In Wardrobe**

**Three Further Bedrooms**

**Family Bathroom**

**Outside**

**Garage**

**In and Out Driveway**

**Private Rear Garden**

**Amenities Walking Distance**







Situated in the sought-after village of Naphill, within the picturesque Chiltern Hills, this substantial four-bedroom detached home on Main Road offers an exceptional opportunity for families seeking space, convenience, and long-term potential. Set behind an attractive in-and-out driveway, the property provides ample off-street parking and a strong sense of arrival.

The current owners have enjoyed the home for over 25 years, during which time it has been meticulously maintained and thoughtfully modernized, including the installation of updated windows and a modern heating system, ensuring comfort and efficiency throughout. Internally, the property offers generous and versatile living accommodation, perfectly suited to modern family life. In addition, there remains significant scope to extend or reconfigure the home (subject to the necessary planning consents), allowing incoming buyers to tailor the space to their own requirements. To the rear, a large and private garden provides an ideal setting for outdoor entertaining, family activities, or simply enjoying the surrounding tranquility. The former garage has been converted into a home gym, offering flexible additional space, but could easily be reinstated as a garage if preferred.

he location is a key highlight. Positioned within easy walking distance of local amenities, including shops, a petrol station, butcher, and post office, the property combines village charm with everyday convenience. Nearby access to beautiful woodland walks-believed to be part of the Dashwood estate-as well as local allotments, further enhances the lifestyle on offer. For families, the property is particularly well placed, falling within catchment for highly regarded Aylesbury grammar schools, with convenient bus routes available directly from the main road. This is a rare opportunity to acquire a well-cared-for, spacious home in a desirable Buckinghamshire village, offering both immediate comfort and exciting future potential.

Agents Note

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AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.









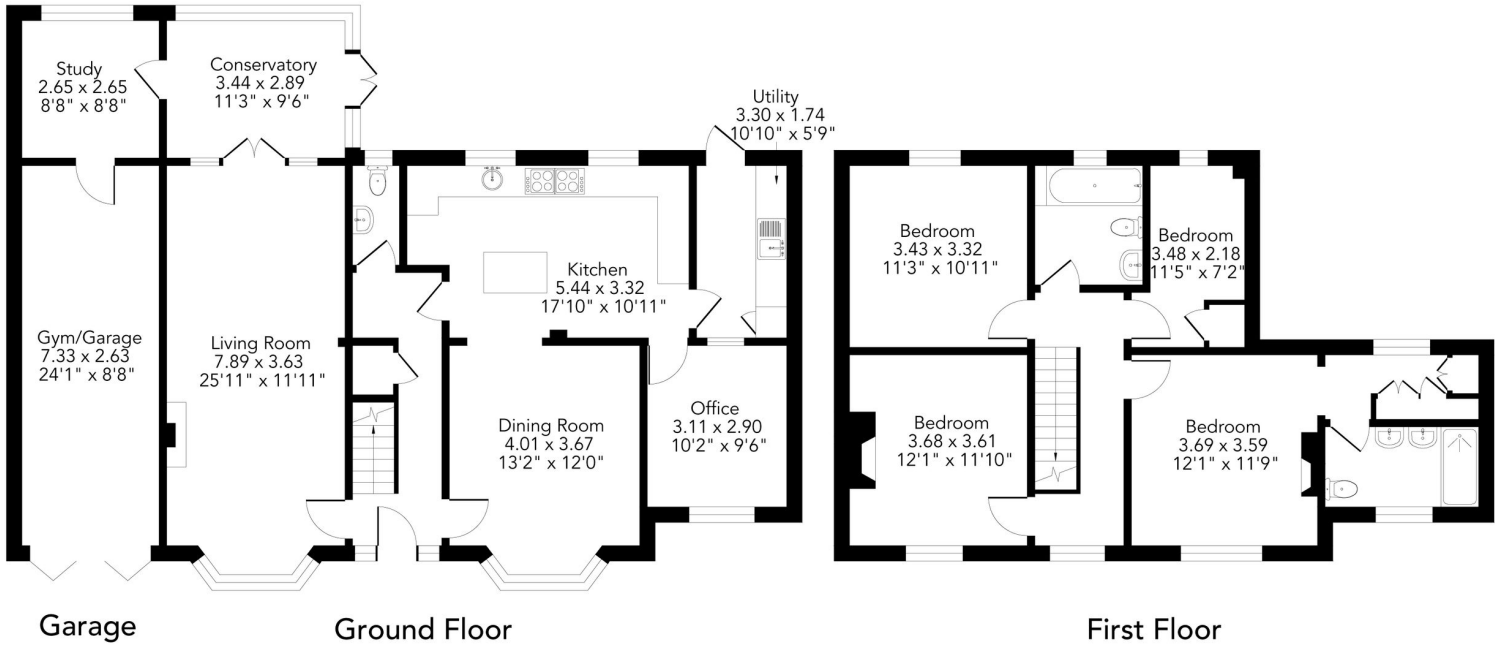





Ruby & Me

**APPROXIMATE FLOOR AREA**
House - 174.91 sq m - 1883 sq ft
Garage - 19.42 sq m - 209 sq ft
Total - 194.33 sq m - 2092 sq ft
(Gross Internal Area)

**NOT TO SCALE**
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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AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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