

Cheylesmore, Christopher Close, Naphill, HP14 4SF

Offers Over £800,000 *Freehold*

Situated at the end of a quiet cul-de-sac in the highly regarded village of Naphill, this beautifully presented detached chalet bungalow offers spacious and versatile accommodation, well suited to family living or those seeking a peaceful setting with generous internal and external space.

- Detached chalet bungalow
- Four bedrooms plus a study that can be a fifth bedroom
- Three reception rooms for flexible living space
- Two modern bathrooms
- Dedicated study or home office
- Large garden with lawn, decking, and a treehouse
- Greenhouse and two sheds for extra storage
- Walk-in loft for additional storage
- Driveway parking for several cars
- Views over open countryside
- Short walk to Naphill Common
- Close to shops, schools, and transport links
- EPC: C







The property is approached via a driveway providing ample off-street parking for multiple vehicles. To the rear, a well-maintained garden offers a delightful outdoor retreat, featuring a lawn, an extensive decking area ideal for entertaining, and a charming treehouse set amongst mature trees. Further benefits include a greenhouse and two sheds, providing excellent storage.

Internally, a welcoming hallway leads to a bright and spacious open-plan kitchen and dining area, creating a sociable hub of the home. A separate living room provides a comfortable space to relax, complete with a feature fireplace and access to a versatile games room. The ground floor also includes a principal bedroom with a four-piece en-suite bathroom, a second double bedroom, a study which could serve as an additional bedroom, and a utility room with a separate WC.

Upstairs, there are two further bedrooms, including one with an attractive L-shaped layout and far-reaching views across open fields. A modern shower room completes the first-floor accommodation. In addition, a fully boarded walk-in loft offers valuable storage and potential for further use, subject to the necessary consents.

The property is ideally located within walking distance of Naphill Common, offering extensive woodland and open space, perfect for outdoor pursuits. Naphill itself provides a range of local amenities, including shops, a community centre, and a well-regarded primary school, with convenient access to High Wycombe, Princes Risborough, and transport links into London.

A rare opportunity to acquire a well-appointed and adaptable home in a desirable semi-rural location.

Freehold Notes
The property offers a potential rental income of £3000-£3500 PCM.
Council Tax band F. EPC band C.

Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

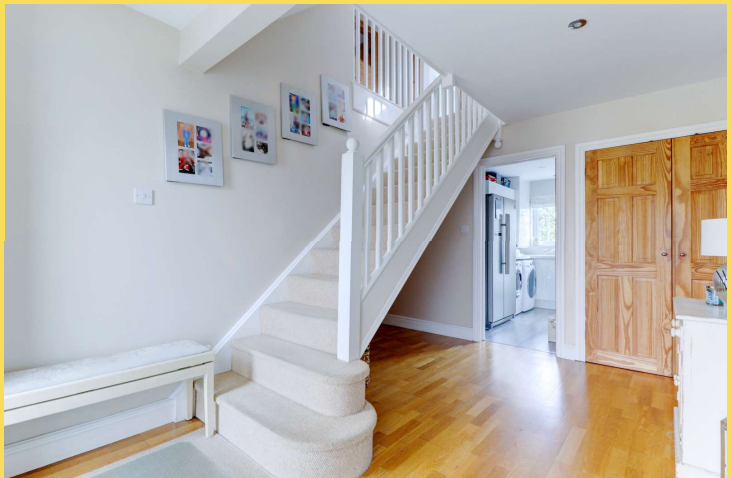
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Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



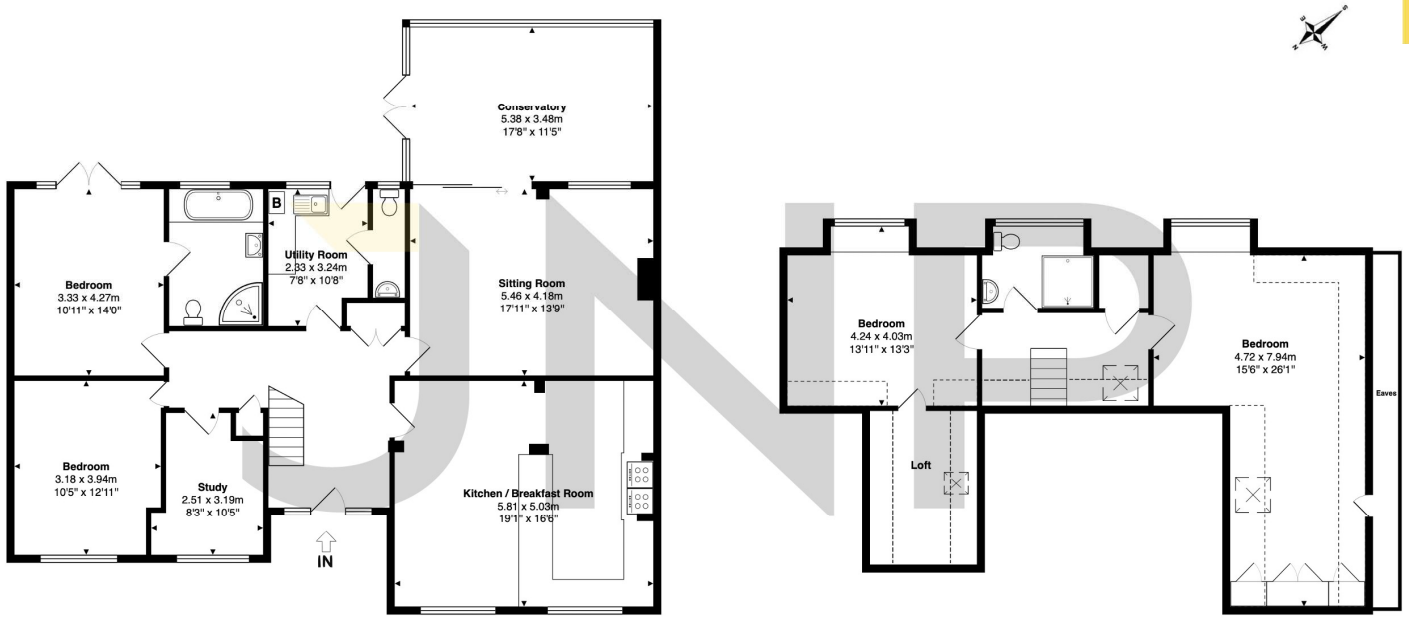












Approx. Floor
Area 1516 Sq.Ft.
(141 Sq.M)

Approx. Floor
Area 746 Sq.Ft.
(69 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 210 SqM (2262 Sq.Ft)

Christopher Close, Naphill, High Wycombe, Buckinghamshire, HP14 4SF

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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