

FINE & COUNTRY

Boundary House

Downley Road, Naphill, HP14 4QY

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Situated in the sought-after village of Naphill, surrounded by beautiful Chiltern countryside and within easy reach of woodland walks and open green spaces, Boundary House is an impressive five-bedroom detached family home offering generous accommodation, attractive interiors and a wonderful setting for modern family living.

Impressive five-bedroom detached family home
Sought-after village location in Naphill
Spacious kitchen/breakfast room with central island and range cooker
Adjoining family room and separate dining room
Generous sitting room with exposed-brick fireplace & wood-burning stove
Dedicated study, utility room and ground-floor cloakroom Contemporary bathroom with freestanding bath & separate walk-in shower
Attractive rear garden with paved terrace, lawn and established planting
Integral garage and gravel driveway providing off-road parking Close to Naphill Common, woodland walks and beautiful Chiltern countryside




HAPPY HOUR



Situated in the sought-after village of Naphill, surrounded by beautiful Chiltern countryside and within easy reach of woodland walks and open green spaces, Boundary House is an impressive five-bedroom detached family home offering generous accommodation, attractive interiors and a wonderful setting for modern family living. The property provides a versatile layout, with a selection of well-proportioned reception rooms and a spacious kitchen/breakfast room forming the heart of the home. The kitchen is particularly appealing, featuring an extensive range of elegant cabinetry, contrasting work surfaces and a striking central island, creating both a practical workspace and a sociable setting for family life. A range cooker provides an attractive focal point, while the adjoining family room offers a natural space in which to relax or gather informally. The separate dining room provides an ideal setting for entertaining, while the generous sitting room offers a welcoming retreat, centred around an attractive exposed-brick fireplace with a wood-burning stove. A further study provides valuable flexibility for home working, and a utility room and ground-floor cloakroom add to the practicality of the ground-floor accommodation. The first floor offers an excellent range of accommodation, with five well-proportioned bedrooms arranged around the landing. This generous layout provides considerable flexibility for family living, with ample space for children, guests or those requiring a dedicated home office, dressing room or hobby space. The variety of rooms allows the accommodation to adapt to different needs over time, making it particularly well suited to a growing family. The floor is completed by a well-appointed family bathroom and en suite shower room servicing the principal bedroom, both finished to a high standard, providing practical facilities for a busy household.

Outside, the rear garden provides a lovely setting for both relaxation and entertaining. A broad paved terrace extends from the house, offering ample space for outdoor dining and seating, with the garden beyond laid mainly to lawn and framed by established planting and mature trees. The combination of patio and lawn creates a versatile outdoor environment, ideal for family activities, summer gatherings or simply enjoying time outside. To the front, a gravel driveway provides off-road parking, alongside an integral garage offering useful storage or potential for a variety of practical uses. One of the property's particular attractions is its location. Naphill is a popular Chiltern village, valued for its community atmosphere and access to the surrounding countryside. Nearby Naphill Common offers attractive woodland, established walking routes and bridleways, making it an excellent choice for those who enjoy spending time outdoors. The village itself provides a range of everyday amenities, while the nearby towns of High Wycombe and Princes Risborough offer a broader selection of shops, restaurants and services. High Wycombe railway station provides services to London Marylebone, with road connections including the M40 also accessible for commuters. Combining spacious and versatile accommodation with attractive presentation, a generous garden and a desirable village setting close to woodland and open countryside, Boundary House represents an appealing opportunity for families seeking both a comfortable home and an enviable Chiltern lifestyle.

Agents Note

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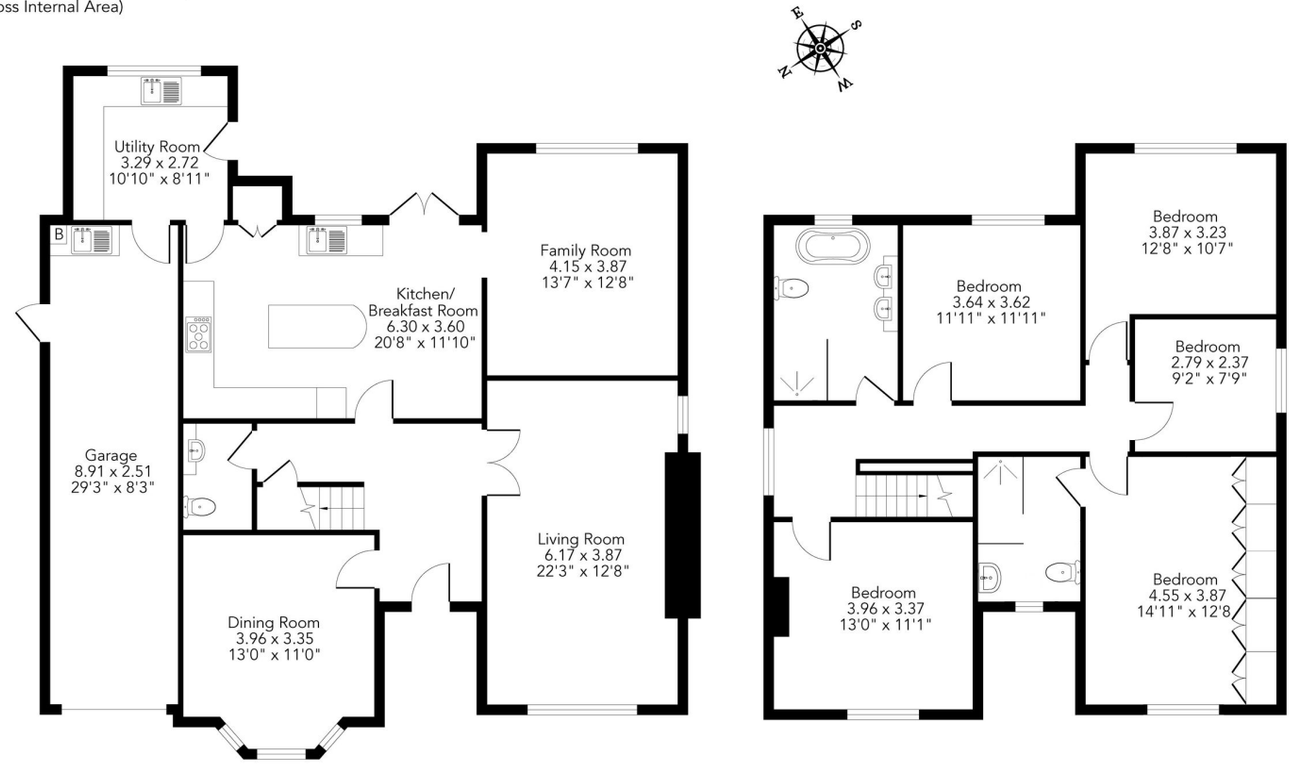






APPROXIMATE FLOOR AREA
House - 198.64 sq m - 2139 sq ft
Garage - 22.36 sq m - 240 sq ft
Total - 221.00 sq m - 2379 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



Ground Floor

First Floor

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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