



Chapel Lane, Naphill

Guide Price £725,000

 **TIM RUSS**
& Company



- Beautifully presented four-bedroom detached home
- Peaceful and private village location
- Within the Naphill Area of Outstanding Natural Beauty
- Spacious open-plan kitchen/dining room
- Four generous double bedrooms
- Stylish en-suite to principal bedroom
- Private south-westerly rear garden
- Ample driveway parking and integral garage/storage
- Recently replaced windows with plantation blinds throughout
- Grammar school catchment, easy access to M40 and railway services to London Marylebone



Set back from the lane behind mature hedging, Coromandel offers spacious and versatile accommodation, with a generous driveway and attractive private garden.

The bright entrance hall leads to a large south-westerly sitting room with bay window and feature gas fireplace. To the rear, the open-plan kitchen/dining room is fitted with Shaker-style units and integrated appliances, with doors opening directly onto the garden.

Upstairs are four double bedrooms, including a principal bedroom with stylish en-suite shower room, together with a family bathroom.

The level, enclosed rear garden is wonderfully private, with a patio for entertaining and a second seating area positioned to enjoy the evening sun.

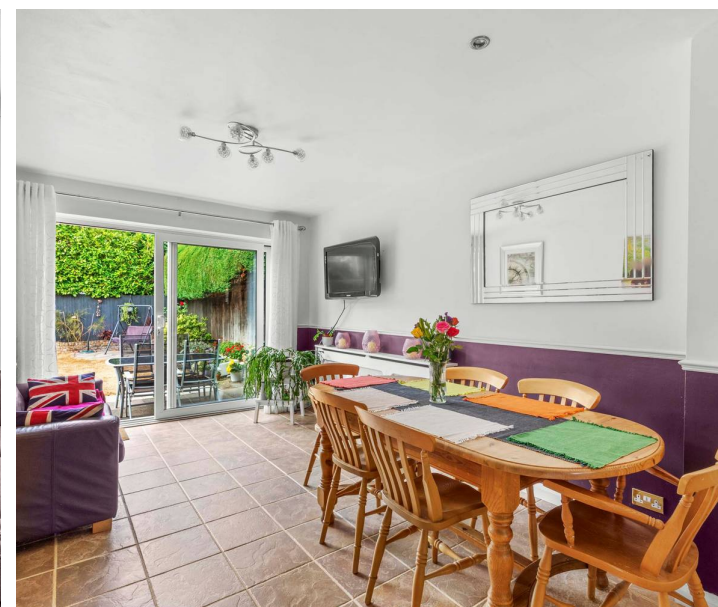
Further benefits include recently replaced windows with plantation blinds throughout, ample driveway parking and useful integral garage/storage space.

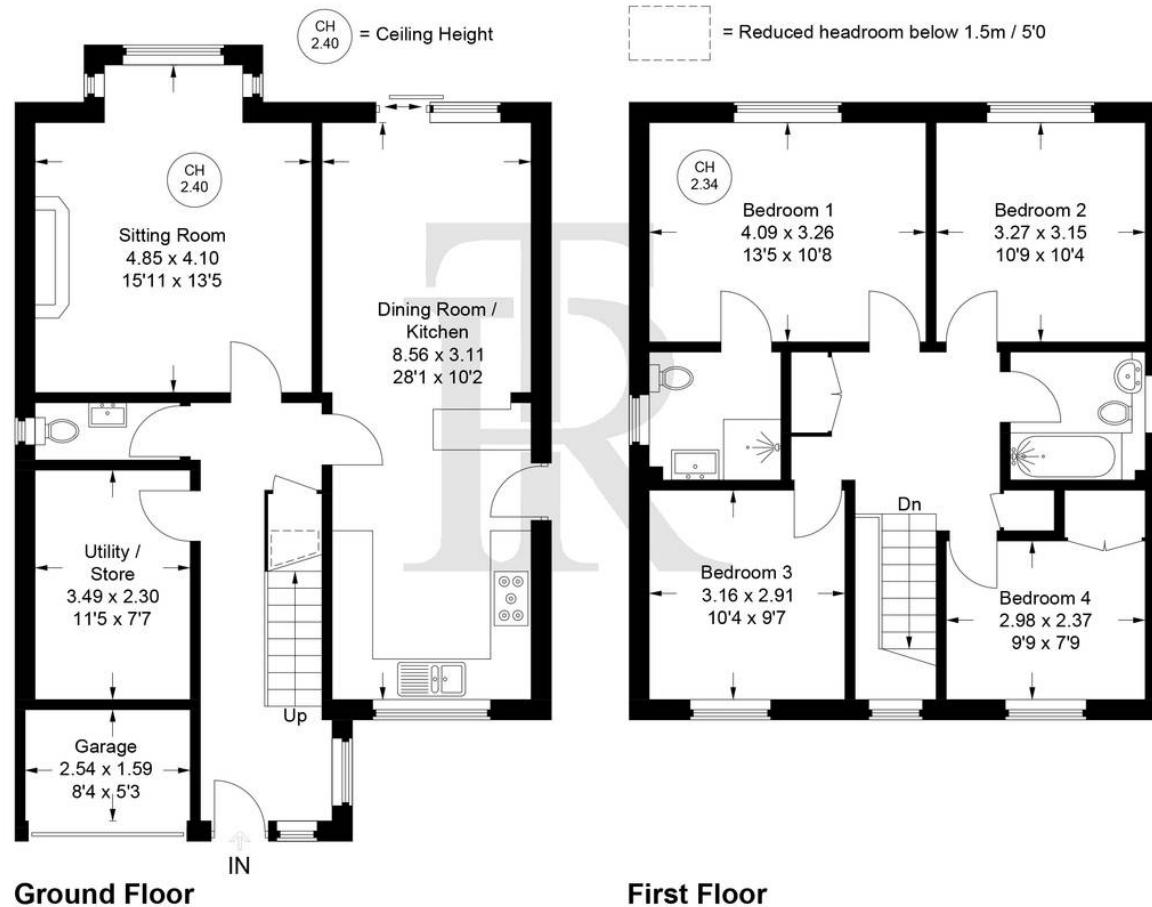
Naphill offers a peaceful village setting with a good range of everyday amenities, while the surrounding Chilterns countryside provides numerous walks and bridleways. The property is well placed for a selection of sought-after schools, with High Wycombe nearby offering a mainline railway station with regular services to London Marylebone. The M40 is also easily accessible via Junction 4.

A superb family home in an enviable village setting, just moments from Naphill Common.

Council Tax band: F

Tenure: Freehold





Coromandel, Chapel Lane, HP14 4RB

Approximate Gross Internal Area

Ground Floor = 68.6 sq m / 738 sq ft

First Floor = 62.8 sq m / 676 sq ft

Garage = 4.0 sq m / 43 sq ft

Total = 135.4 sq m / 1457 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

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.