



Wilden Mews  
Naphill

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This three bedroom, semi-detached property has been beautifully kept by the current owners and is situated on an exclusive development, set in the tranquil village of Naphill. Immaculately presented throughout, this home offers modern convenience and a luxury way of living.

Wilden Mews, Naphill, High Wycombe, Buckinghamshire, HP14 4DQ

Price - £650,000

- STUNNING THREE BEDROOM SEMI-DETACHED HOME
- PRIVATE SOUTH-FACING GARDEN
- SUMMER HOUSE WITH ELECTRIC
- COUNTRYSIDE LOCATION
- MODERN LAYOUT THROUGHOUT
- GATED DEVELOPMENT
- 10 YEAR NEW BUILD WARRANTY REMAINING
- OPEN-PLAN KITCHEN/DINER
- LIGHT AND AIRY
- IMMACULATE FINNISHINGS WITH ADDED CHARACTER



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## Naphill

Naphill is a popular and attractive Chilterns village set in an Area of Outstanding Natural Beauty. The Village Hall and playing fields know as the Crick is at the heart of the village with various social groups. There is a popular pub, The Wheel, and various local shops including a post office, convenience store and florist. Naphill is surrounded by open woodlands. The attractive market town of Princes Risborough is just 6 miles away and offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee.

The nearby town of High Wycombe offers a wide range of cultural, shopping and leisure facilities including a shopping centre, theatre, cinema and bowling alley. There is a Chiltern Line service from High Wycombe, Princes Risborough and Saunderton into London Marylebone (approx 35 mins+) or alternatively from Great Missenden (40 mins). A Metropolitan line tube service is available at Amersham. There are good links for the motorway at Junctions 4 and 5 of the M40 within easy reach.



## Description

This three bedroom, semi-detached property has been beautifully kept by the current owners and is situated on an exclusive development, set in the tranquil village of Naphill. Immaculately presented throughout, this home offers modern convenience and a luxury way of living.

Wilden Mews was developed in 2020 by St Edward's Estate's who have high standards and fantastic attention to detail, shown in this development. The property has a traditional brick & flint facade decorated with a well-maintained front garden. The property benefits from an alarm system, Heatmiser remote login and an in-line water softener.

As you enter the property, you are greeted by a spacious hallway which effortlessly leads through into the open-plan kitchen/diner and lounge. A newly installed, stylish light fixture has been added over the breakfast area to seamlessly transition into the dining area and lounge. The kitchen worktops re made of high-grade quartz. The kitchen also benefits from integrated NEFF and Bosch appliances and an instant hot water tap. The dining area and lounge have been fitted with dual aspect blinds for convenience. This ample space can be used dependent on buyer requirements.

Overlooking allotments, the main bedroom is fitted with a wardrobe and en-suite shower room. Adjacent, is bedroom three which overlooks the rear aspect and accesses the three-piece white suite family bathroom including a P-shaped bath and shower. Bedroom two is situated on the second floor and benefits from two Velux windows fitted with black-out blinds, large eave storage and built-in shelved wardrobes, leading directly to an undisclosed en-suite bathroom with a walk-in shower.

French doors on the ground floor lead to the rear garden which comprises of an extended patio area, summer house with power and provides side access to the private driveway fit for multiple vehicles. Permission granted for the addition of a car port.





### Outside

Private driveway, Rear Garden with Summerhouse

### Tenure

Freehold

### Services

Mains Gas Central Heating, Mains Drainage

### EPC Rating

B

### Local Authority

Buckinghamshire Council

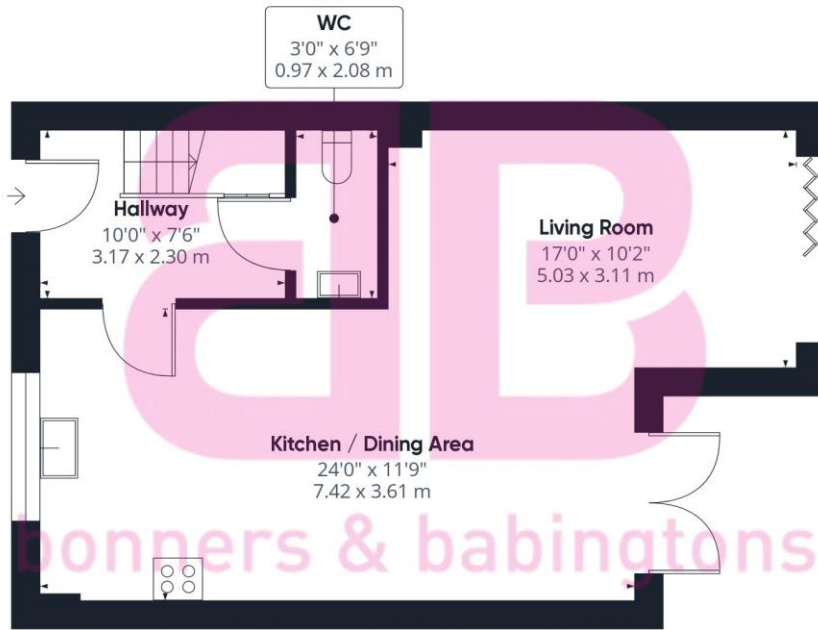
### Post Code

HP14 4DQ

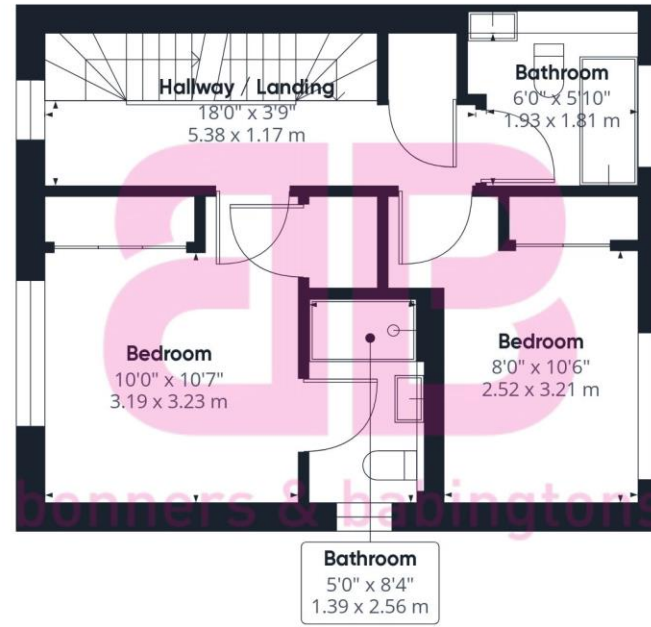
### Viewing

Strictly by appointment with Bonners & Babingtons

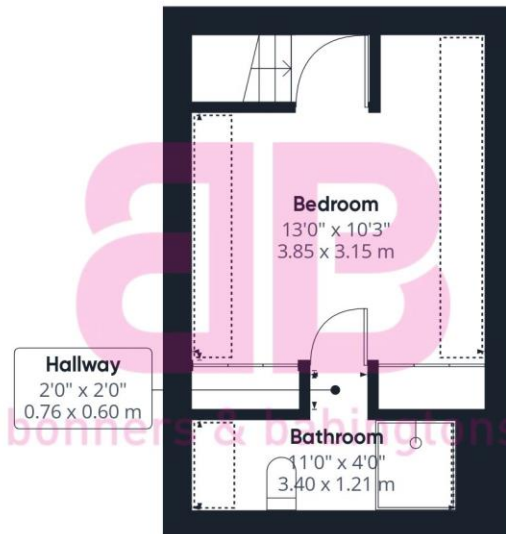




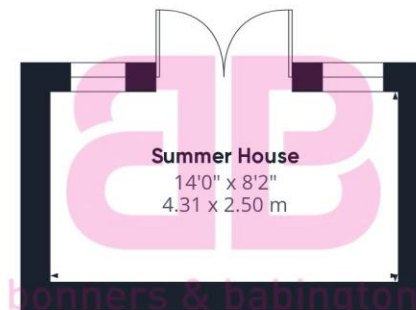
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1355.82 ft<sup>2</sup>


125.96 m<sup>2</sup>

**Reduced headroom**

48.65 ft<sup>2</sup>

4.52 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

