



Mole Cottage, Naphill Common, Naphill, Buckinghamshire, HP14 4SZ

Asking Price | £875,000

## Property Features

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- Lovely Detached Home
- Located on Naphill Common
- Rarely Available in this Location
- 3/4 Bedrooms (Principal with Ensuite)
- 2/3 Reception Rooms
- Recently Refitted Kitchen with Appliances
- Stunning Private and Enclosed Gardens
- Driveway and Parking
- Great location for countryside walks
- EPC D / Council Tax Band D

## Full Description

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A delightful detached home in arguably one of the most desirable locations in the immediate area. Properties along Naphill Common come to the market very infrequently and this one isn't to be missed.

Take a look at the video to really appreciate how quiet and picturesque the location of this property is. With long walks down to Hughenden Valley and National Trust land or just a short walk to the local pub, this home offers everything a modern family is looking for.

### Accommodation

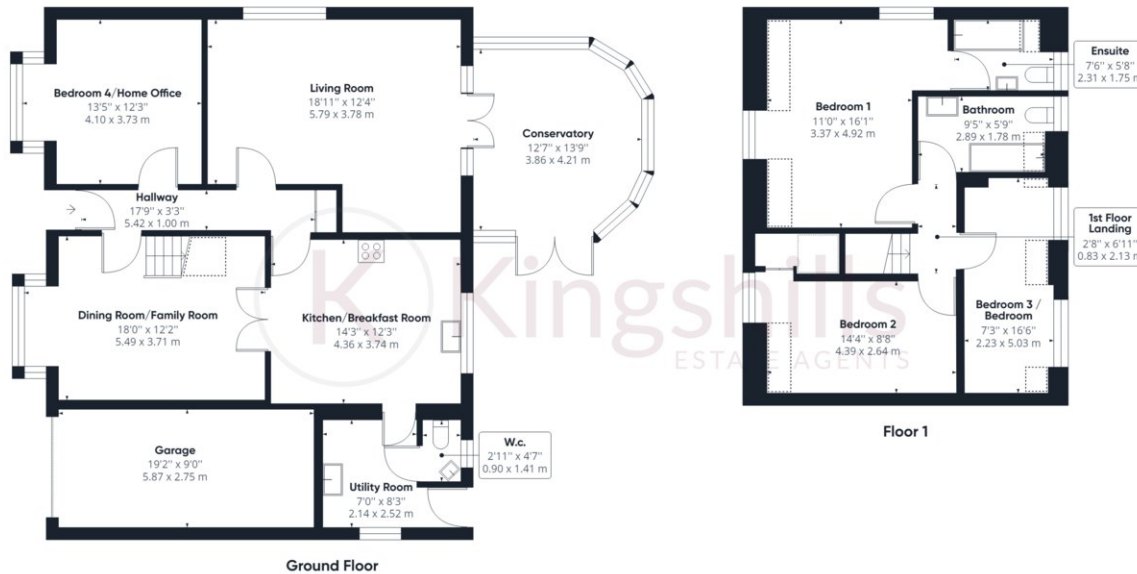
Entrance Hall, Living Room with Conservatory overlooking the rear Garden, Dining Room/Family Room, Large Office/Bedroom 4, Stunning and newly fitted Kitchen with fully fitted appliances complimented by a Utility Room with Downstairs W.C. To the first floor there are three double bedrooms and an Ensuite bathroom to the Principal Bedroom.

### Outside.

To the rear the Gardens are fully enclosed and secluded for a high degree of privacy with access to the front. To each side there is mature hedging, ideal for security and some flower and shrub borders. To the front there is a shingle drive for parking approx 3 to 4 cars and a single integral Garage.







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

1929.76 ft<sup>2</sup>

179.28 m<sup>2</sup>

**Reduced headroom**

63.73 ft<sup>2</sup>

5.92 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.

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