



## 4 Wilden Mews, Naphill - HP14 4DQ

Guide Price £600,000

 **TIM RUSS**  
& Company



## 4 Wilden Mews

Naphill, High Wycombe

- Offered for sale with no onward chain
- Built by St Edward Estates
- Sold with the remainder of the 10 year warranty build
- Modern brick & flint character home of quality
- Underfloor heating throughout the ground floor
- Impressive open plan Kitchen/Dining/Family room
- Two ensuite bathrooms & family bathroom
- South easterly facing walled rear garden
- Driveway parking for two vehicles

Wilden Mews is a desirable and tranquil setting close to Naphill Common designated an Area of Outstanding Natural Beauty. The village hall and Crick is at the heart of the community which has its own pre-school and various social groups. There are popular public houses and various local shops including a post office, convenience store and florist. Naphill is surrounded by open woodlands that lead on to the grounds of National Trust property at Hughenden Manor. There is a choice of primary schools in the area and for secondary education there are grammar schools in High Wycombe and a range of private schools including Pipers Corner for girls. 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. For the commuter there is a main line train service to London (25 mins by train from High Wycombe).



## 4 Wilden Mews

Naphill, High Wycombe

Stylish semi-detached home in unique gated development near Naphill common. Impeccably presented with modern features. Prime location for countryside walks and quick London commute.

Forming part of this unique and bespoke gated development, within walking distance to Naphill common & woods is this immaculately presented brick and flint semi detached home.

Offered for sale with no onward chain is this modern brick and flint character home of quality. Built in 2020 to a high specification, with superb attention to detail, by St Edwards Estates and sold with the remainder of the ten year build warranty.

The free-flowing ground floor accommodation offers underfloor heating and an impressive and well equipped kitchen/dining/living room with integrated appliances and hot tap, bi-fold and patio doors which open towards a lovely south easterly facing walled garden. On the first and second floors can be found the principle bedroom with ensuite, further double bedroom served by the family bathroom and further guest bedroom with ensuite.

The property is close to glorious Chiltern countryside, yet within easy access of highly regarded schools and excellent public transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

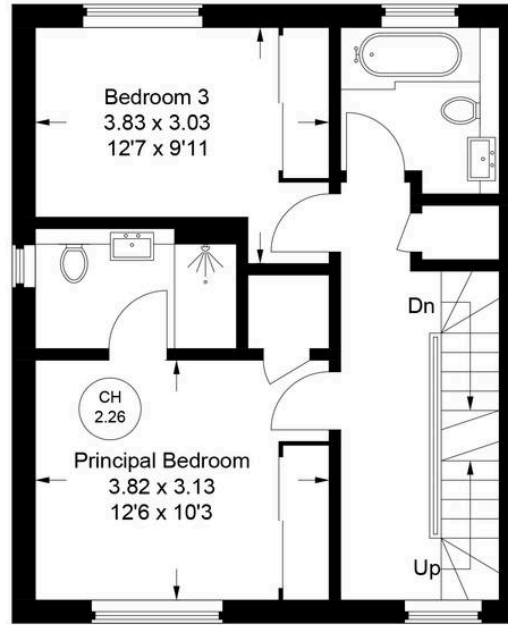
EPC Environmental Impact Rating: B



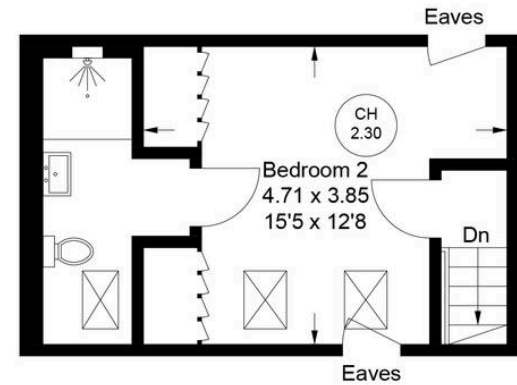


**Ground Floor**

CH 2.37 = Ceiling Height      [Dashed Box] = Reduced headroom below 1.5m / 5'0



**First Floor**



**Second Floor**

**4 Wilden Mews, HP14 4DQ**

Approximate Gross Internal Area  
 Ground Floor = 51.6 sq m / 555 sq ft  
 First Floor = 44.4 sq m / 478 sq ft  
 Second Floor = 23.1 sq m / 249 sq ft  
 Total = 119.1 sq m / 1282 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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**

5 Penn Road, Hazlemere, Buckinghamshire - HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

