



# Tall Trees Louches Lane

Naphill, High Wycombe

- Beautifully presented four bedroom detached family home
- Stunning kitchen/diner with bi-fold doors to garden
- Four good size bedrooms, family bathroom and en-suite
- Pretty front and rear gardens, driveway and garage
- Quiet location close to open countryside and village amenities
- Turn key property with no onward chain

Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.\*\*\*\*\*SCHOOL CATCHMENT Primary: Naphill and Walters Ash combined school Boys' Grammar: The Royal Grammar School, John Hampden School, Aylesbury Grammar School Girls' Grammar: Wycombe High School, Aylesbury Grammar. School Mixed Grammar: Sir Henry Floyd School Upper

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Naphill, High Wycombe

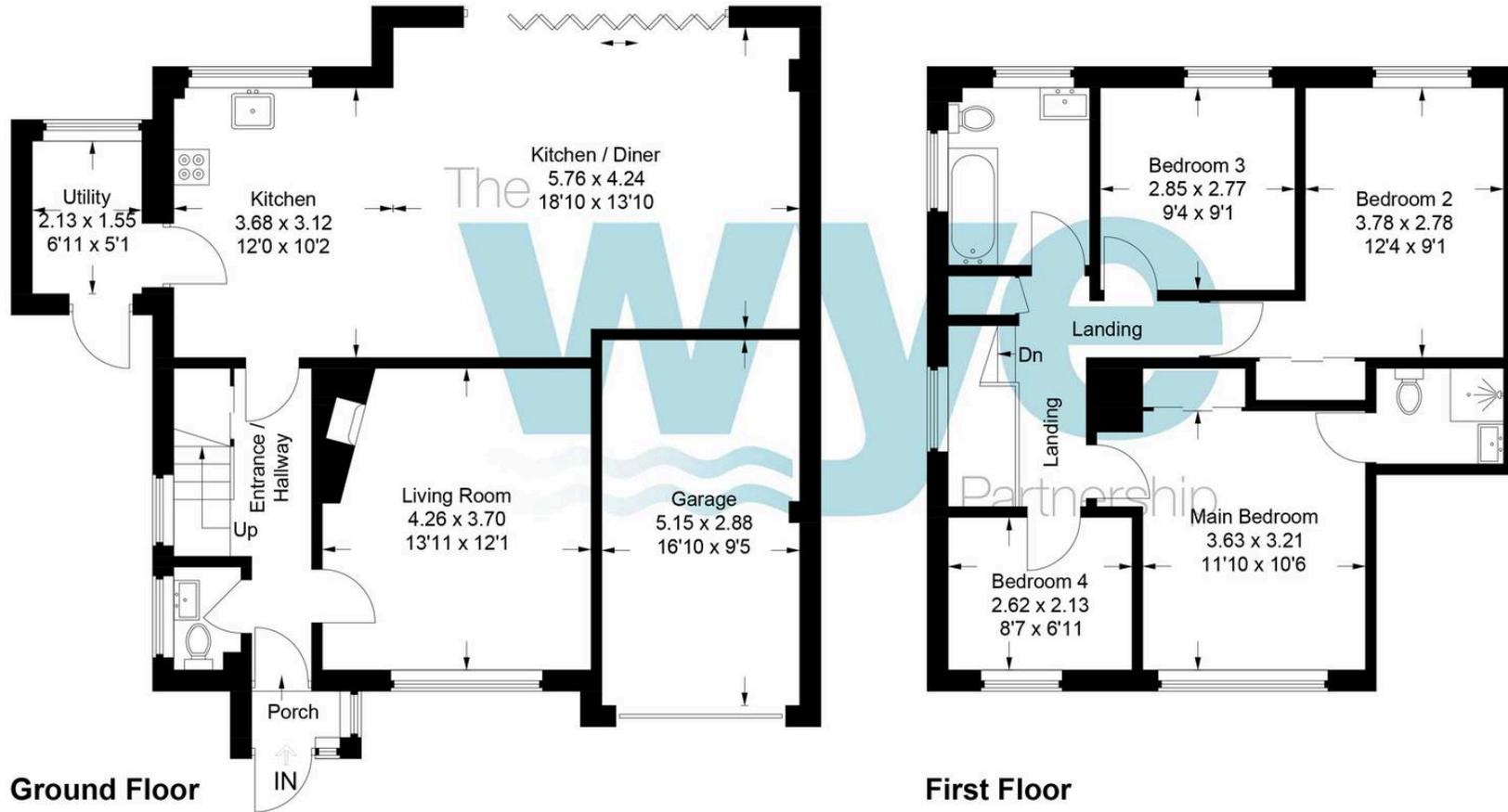
Immaculately presented, four bedroom detached family home in the heart of Naphill. Stunning kitchen/dining/family room with bi-fold doors and a cozy separate lounge.

This beautifully presented four bedroom detached family home offers a blend of contemporary style and practical design, ideal for modern family living. Upon entering, you are greeted by a spacious hallway leading to a stunning open-plan kitchen and dining area, complete with sleek grey units, wooden, 'chopping board' work surfaces, and integrated appliances, including dish washer, hob, double oven and wine cooler. The bi-fold doors at the rear create a seamless flow between indoor and outdoor spaces, perfect for entertaining. The living room benefits from a feature fireplace and elegant flooring that flows throughout the ground floor and large windows that fill the space with natural light. Upstairs, you will find four generously sized bedrooms, each finished with plush neutral carpets with some fitted wardrobes. The principal bedroom benefits from a luxurious en-suite with a walk-in rainfall shower and tiling, while the family bathroom offers a modern suite with chrome fixtures and a bath with shower over. Additional features include a convenient utility room, a downstairs cloakroom, and ample storage throughout. The property is offered in immaculate condition with no onward chain, making it a true turn key opportunity for discerning buyers. Situated in a quiet location close to open countryside and village amenities, this home provides both tranquillity and convenience for family life.



# Tall Trees, Louches Lane, Naphill, HP14 4QJ, Bucks

Approximate Gross Internal Area  
Ground Floor = 69.6 sq m / 749 sq ft  
First Floor = 58.7 sq m / 632 sq ft  
Garage = 14.4 sq m / 155 sq ft  
Total = 142.7 sq m / 1,536 sq ft



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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## The Wye Partnership Prestwood

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