

The Birch Tree Lacey Drive, Naphill, High Wycombe, Buckinghamshire, HP14 4RR

**£850,000**



- 4 Bedroom detached
- No chain
- Garage
- Separate dining room
- Gated entrance
- Study
- Open fire
- Village location

## THE PROPERTY

This unique four-bedroom detached cottage is located in the peaceful village of Naphill, accessed through private eclectic gates and situated in a quiet cul-de-sac.

Upon entering the home, the entrance hall provides access to the dining room, study, downstairs WC, kitchen, utility room, and the lounge.

The spacious, open L-shaped lounge features a charming open fire, perfect for cozy winter nights. The conservatory off the lounge opens into the rear garden, with additional French doors providing direct access to the outdoors.

The kitchen is well-equipped with ample worktop space on either side of a range-style cooker. From here, you can easily access the utility room.

Upstairs, you'll find four bedrooms, including the master bedroom with an en-suite that features a roll-top standalone bath and a separate shower. Each bedroom includes fitted wardrobes for added storage.

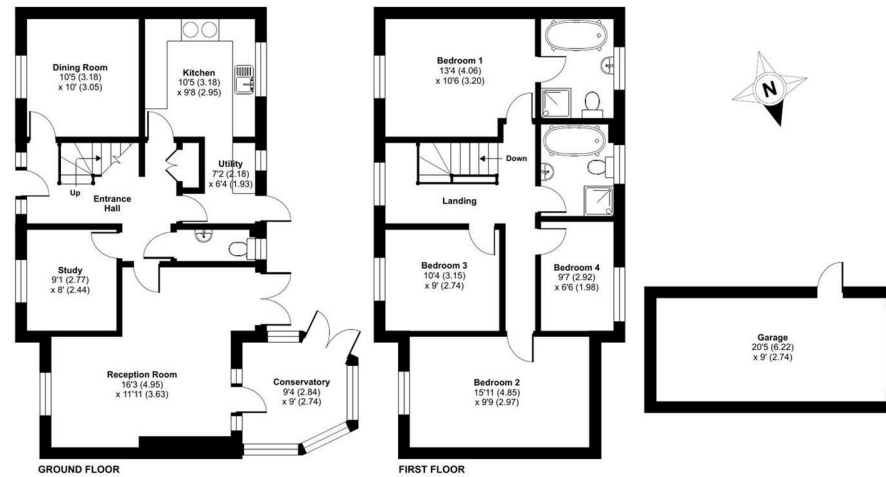
The main bathroom also offers a roll-top standalone bath and a separate shower cubicle.

The rear garden is designed for low maintenance, making it easy to enjoy the outdoor space.

Council Tax Band: F.

## SITUATION

Approximate Area = 1722 sq ft / 159.9 sq m (includes garage)  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2025. Produced for 360 Properties. REF: 1261113

## Directions

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