



April Cottage, 199 Main Road, Naphill, High Wycombe, Buckinghamshire, HP14 4SE

Asking Price | £400,000

Property Features

- Brick & Flint Character Cottage
- No Onward Chain
- 2 Bedrooms
- Beautifully Presented
- Open Plan Lounge & Dining Room
- Refitted Kitchen
- Underfloor Heating to Kitchen & Bathroom
- Cottage Garden with Patio Area
- Close to Popular Schools
- EPC 40 E / Council Tax Band C

Full Description

Welcome to April Cottage, a charming 2-bedroom cottage, offering a blend of traditional character and modern comforts. Decorated to a high standard throughout, this home exudes warmth and style, making it an ideal retreat for those seeking a tranquil village lifestyle with easy access to nearby towns.

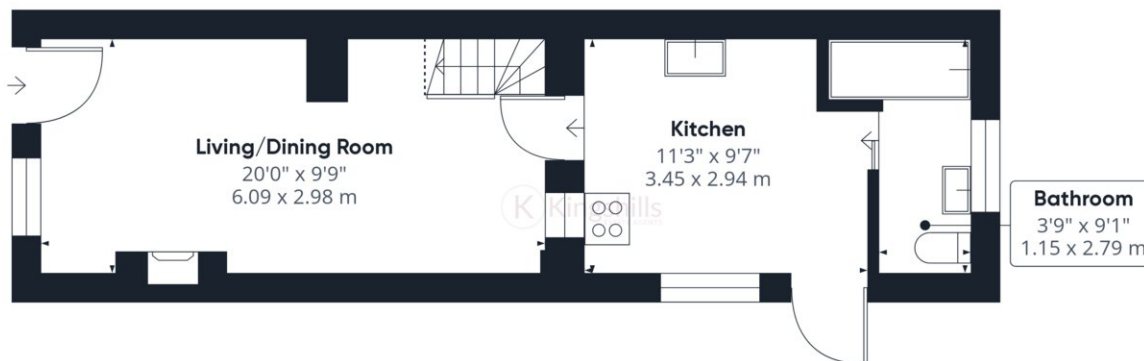
As you approach the property, the eye-catching brick and flint frontage immediately captures your attention. The front of the cottage is further enhanced by the presence of mature wisteria climbing gracefully up the wall, adding a touch of natural beauty and timeless elegance to the exterior. Stepping inside, you are welcomed into the open-plan lounge and dining room, a spacious and inviting area perfect for both relaxing and entertaining. The room is tastefully decorated, combining modern finishes with period features such as a brick exposed chimney breast with open fireplace and wood burning stove creating a cosy yet sophisticated ambiance. Large windows allow natural light to flood the space, while the thoughtful layout ensures a seamless flow between the living and dining areas. The refitted shaker-style kitchen is a standout feature of the property, combining classic design with contemporary functionality. Finished to a high standard, the kitchen boasts quality cabinetry and sleek countertops making it a joy for any home cook. The kitchen's thoughtful design maximizes both storage and workspace, ensuring it is as practical as it is beautiful. The family bathroom is also located on this level for your convenience. Both the bathroom and kitchen are equipped with the added luxury of underfloor heating, ensuring a comfortable and inviting atmosphere year-round.

Upstairs, the cottage offers two well-proportioned bedrooms, each thoughtfully decorated to create a restful atmosphere. The main bedroom is a serene retreat, with ample space for storage, while the second bedroom is equally charming, making it perfect for guests, a home office, or a child's room.

The rear garden is a delightful extension of the home, embodying the essence of country living. Lovingly maintained and filled with borders stocked with traditional cottage garden plants, this outdoor space is perfect for both gardening enthusiasts and those who simply wish to enjoy the peaceful surroundings. The patio area provides an ideal spot for al fresco dining or a quiet morning coffee, while the overall layout ensures privacy and tranquillity.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

506.33 ft²
47.04 m²

Reduced headroom

4.95 ft²
0.46 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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