



Coombe Lane
Naphill | Buckinghamshire

£1,750,000
Freehold



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Set high on the edge of this Chiltern Village, this individual, high specification, immaculately presented four bedroom detached family residence is set in grounds of approx. one acre. Within easy vehicular access of Great Missenden, High Wycombe and Saunderton rail stations for London Marylebone.

Some of its many pleasing features include:

- Four bedrooms, three bathrooms
 - Four reception rooms
- Open plan vaulted dining area and kitchen
- Large drive way providing off-street parking for several cars and a garage
- Integrated intelligent lighting and music system
- CAT5 and CAT6 cabled throughout
- Approximately one acre garden

GROUND FLOOR

Spacious Entrance Hall – Ceramic tiled floor, stairs rising to first floor, under stairs cupboard, wall lights.

Study – Solid oak flooring, cast iron wood burning stove, bay window with ottoman window seat, range of built in shelving.

Downstairs Cloakroom/WC – Fitted with a modern suite comprising floating WC with enclosed cistern, bowl wash hand basin with side mixer tap and oak cupboard under, ceramic tiled floor, fresh air ventilation system, extractor fan.

Dual Aspect Sitting Room – Open plan to dining room, Stuv double sided contemporary styled wood burner, large bay window with ottoman window seat, two double glazed double doors to rear and side gardens, exposed timber beams, spotlights, solid oak flooring, flush mounted ceiling speakers, double doors to:-

Snug – Solid oak floor, bay window with storage, cast iron

wood burning stove, intelligent spot lighting, flush mounted speakers, door to entrance hall.

Vaulted Dining Area – Ceramic tiled floor, oak bi-folding doors to rear garden, wall lights, access to security and video, flush mounted speakers, fan light, Stuv double sided wood burner.

Kitchen – Fitted with a range of matching base units, granite worktop with inset stainless steel sink unit with single drainer and mixer tap, large island with granite worktop and second sink unit with chef's mixer tap, integrated microwave combination oven, integrated wine fridge, space for American style fridge/freezer, integrated Siemens dishwasher, double Esse range cooker (one electric and one wood burning) with extractor hood over, intelligent spot lighting, flush mounted speakers, exposed timber, ceramic tiled floor.

Larder – With extensive shelving and wine racks.

Utility Room – Ceramic tiled floor, plumbing for washing



machine, matching base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, storage cupboard with wall mounted gas central heating boiler and water softener, rainwater harvester control and underfloor heating controls, airing cupboard housing a pressurised hot water cistern, intelligent spot lighting, glazed door through to:-

Side Tunnel Entrance - Flagged stone floor, door to front of house, door to rear of house, ideal for storage and use as a boot room, four Velux windows, wall lights, door to oversized double garage.

Dual Aspect Gym Room/Garden Room – Floor to ceiling windows and doors to rear garden, intelligent spot lighting, flush mounted speakers, radiator, oak flooring.

FIRST FLOOR

Galleried Landing – Oak flooring, range of built in wardrobe cupboards, intelligent spot lighting, atrium roof, flush mounted speaker system.



Dual Aspect Vaulted Master Bedroom – Two cast iron radiators, oak flooring with uplighting, range of built in wardrobe cupboards, spotlights.

En-Suite Bathroom/WC - Modern matching white suite comprising double ended free-standing bath with central mixer tap over, his and hers wash hand basins with mixer tap and drawers under, large shower cubicle with rain fall showerhead and hand held shower attachment, floating enclosed cistern WC, floating bidet with mixer tap, ceramic tiled floor, electric under floor heating, extractor fan, intelligent spot lighting, flush mounted ceiling speakers, chrome vertical heated towel rail.

Dual Aspect Vaulted Bedroom Two – Exposed timber beams, solid oak flooring with up lighting, two cast iron radiators, range of built in wardrobe cupboards, desk area with shelving and storage.

Family Bathroom/WC – Modern matching white suite comprising large panelled bath with tread lighting and center tap, floating enclosed cistern WC, floating bidet with mixer tap, large shower cubicle with rain water showerhead and hand held shower, chrome vertical heated towel rail, LED mood lighting, access to loft, two storage cupboards, his and hers bowl wash hand basins with mixer tap sat on a granite top with cupboard under, ceramic tiled floor.

Bedroom Three – Solid oak floor, two built in wardrobe cupboards, bedside lighting, cast iron radiator, access to loft via pull down ladder, built in desk and shelving with storage.





Bedroom Four – Solid oak floor, cast iron radiator, built in wardrobe cupboard, bedside lighting, through to:-

En-Suite Shower Room/WC - Large walk in shower with rain fall showerhead and hand held shower attachment, floating enclosed cistern WC, wash hand basin with mixer tap and drawers under, ceramic tiled floor, LED tread lighting, heated towel rail, access to loft via pull down ladder.

OUTSIDE

The property is approached via its own drive through electric cast iron gates, illuminated to the side with hedge uplighting. CCTV security.

2.5 Bay Garage – With electric up and over door, power and lights, access to loft via ladder.

Garden – Approximately 1 acre, two sets of hardwood decking, York stone style paving, outside lights and tap, raised beds, remainder mainly laid to lawn.

Large Green House – With rainwater harvester supply, irrigation system, power and lights.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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