



Green End Road  
Radnage

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Bonnors & Babingtons







One of the best houses, on arguably the best road in Radnage, occupying an enviable plot of 1.09 acres. This spacious & character filled 4 bedroom, 4 reception room property, originally built in 1947 has been a much loved family home for this duration and is now ready for the next lucky owners to enjoy.

Chain Free

Green End Road  
Radnage  
HP14 4BY

Offers in excess of £1,500,000

- Charming 4 Bedroom Family Home
- Discretely Positioned On Arguably The Best Road In Radnage
- 1.09 Acre Plot
- 4 Reception Rooms
- Various Outbuildings, Including Stables, Hay Store & Cart Shed
- Heated Swimming Pool
- Mature Landscape Gardens
- Summer House
- Car Port & Double Garage
- Chain Free



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## Location

Radnage is a small village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church. There are lots of footpaths and bridleways in the immediate vicinity and some link up to the Ridgeway. Despite its rural atmosphere, the village is close to Stokenchurch, Chinnor, Princes Risborough and High Wycombe.

In terms of schooling, the village has a well-regarded combined school, as well as nationally recognized senior schools such as the Royal Grammar School, Wycombe High School, and John Hampden Grammar School within catchment.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is Princes Risborough just 5 miles away, with links to London Marylebone (35 minutes) and Birmingham.





## Description

The property is discretely set back from the road along its own private gated driveway, offering a warm welcome home as you pass by the substantial front garden with mature trees and planting providing privacy and an air of mystery.

The property consists of: entrance reception with original flag stone flooring and where all rooms lead from.

To the front of the property the dual aspect snug with open fireplace, could be useful as a playroom or home office. The formal dual aspect reception room, also boasts an open fireplace with inglenook seating and there are French doors to the garden. In addition to the reception rooms, there is a separate dining room with fireplace.

The real heart of the home is the family kitchen/diner, a great place to casually socialise with friends or simply for the family to gather at the end of a busy day.

The kitchen has ample eye and waist level storage units, oil fired Aga and doors to the utility room, the sunroom and the rear patio and garden.

The spacious utility room has plumbing for white goods, sink, cloakroom and a door to the side of the house and the double garage.

The sunroom overlooks the garden with two sets of doors, bringing the outdoors in.

### Upstairs

There are four good size bedrooms with the master bedroom benefitting from a separate dressing room and ensuite shower facilities. There is also a modern family shower room with heated towel rail.



### Outside

The plot measures 1.09 acres. The well established landscaped gardens are a gardeners and children's delight, with many areas of interest to explore, grow, play or hide. The gardens are laid mainly to lawn with mature trees, hedging, plants and shrubs. A well manicured Box Parterre, pond, oak framed pergola with wisteria, flower garden and summer house. In addition there is a brick and flint walled area, with heated swimming pool and pool house.

### Outbuildings

There are various outbuildings including 4 stables, hay barn and open bayed cart shed. To the front of the property is a carport and integral double garage.





## General Remarks and Stipulations

### Tenure

Freehold

### Services

Oil Central Heating, mains drains

### EPC Rating

33 Potential 68

### Local Authority

Wycombe District Council

### Viewing

Strictly by appointment with

Bonnors & Babingtons

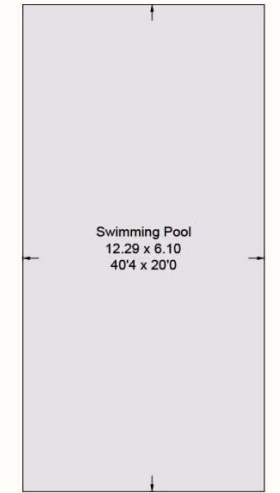
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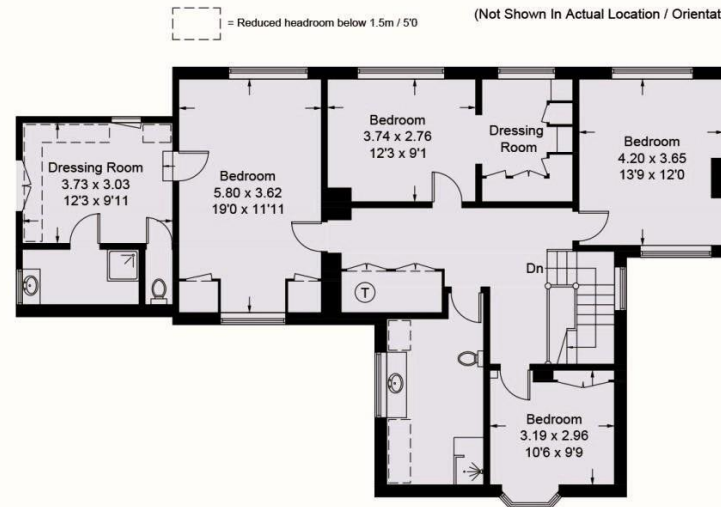
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(Not Shown In Actual Location / Orientation)



### First Floor

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.



