



Sprigs Holly Lane
Radnage

www.bb-estateagents.co.uk





A rare opportunity to acquire a detached 3 bedroom property, discreetly positioned on a substantial plot of 0.63 of an acre, offering further potential to extend. Situated in one of the area's most sought-after rural hamlets, nestled deep within an Area of Outstanding Natural Beauty.

Sprigs Holly Lane, Radnage, Buckinghamshire, OX39 4BY

Offers in excess of: £1,150,000

- 3 Bedroom Detached House
- 3 Reception Rooms
- 2 Bathrooms
- Approximately 0.63 Acre Garden
- Rural Location
- Potential to Amend or Extend STPP
- Discreetly Positioned
- Double Garage
- South Facing Garden
- No Onward Chain



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk



Sprigs Holly

Situated in The Chiltern Hills, the property occupies a stunning location on the hillside with far reaching views across Oxfordshire and Buckinghamshire and is in an area of outstanding natural beauty.

The renowned restaurant, the Sir Charles Napier is situated in the hamlet. Chinnor offers local shopping, doctors, dentists and schooling and there are excellent transport links to London & Birmingham. The M40 motorway (junction 6) is approximately 4 miles away and Princes Risborough Station (Chiltern Line) is approximately 5 miles.



Description

This home has been lovingly cared for and held within the same family for over sixty years. Surrounded by rolling countryside, mature trees, and birdsong this property is full of potential and ready for the next lucky owners to enjoy.

The property is accessed via a 5 bar gate along its own private driveway; positioned to allow the house to be discretely set back from the country lane.

Entering the house there is space for shoes and coats in addition to the understairs cupboard, doors to all rooms and stairs to the first floor. The well-appointed kitchen/diner is located to the rear of the property and has magnificent views of the substantial garden and beyond. There are ample waist and eye level oak units, integrated fridge-freezer and dishwasher, Range cooker with double oven. The room is semi open plan to the dual aspect dining room, making this a great family and sociable space. Leading from the dining room is the utility room with space for white goods and a home office/playroom. There is also side access to the gardens and covered outdoor walkway with storage.

The dual aspect reception room is bright and inviting and boasts an open fireplace and sliding doors to the patio and gardens. Also downstairs is a modern shower room with heated towel rail.

Upstairs:

There are two large double bedrooms at either end of the property, both with dual aspect and stunning views of the garden and surrounding countryside. Bedroom three also has stunning views of the garden and is bright and airy. The family bathroom has a bath with overhead shower and heated towel rail. The hallway to the master bedroom has been fitted with built in wardrobes to maximise the upstairs hallway storage space.



Outside Space:

The rear south facing garden is a private and peaceful haven, with magnolia and apple trees, mature hedging and shrubs surrounding the remaining lawned garden, spanning over half an acre. The patio area is a perfect area to enjoy the evening sun or for outdoor dining with family. There is also a purpose built secret den hidden amongst the borders and trees, ideal for children to explore and have adventures. The front and side gardens have a variety of cherry, oak and horse chestnut trees, space for a chicken coop and storage shed. There is a double garage with workshop area and ample parking for several cars.

Other notable features; The property is in catchment for Buckinghamshire Grammar Schools and within easy reach of many wonderful Private and State schooling opportunities. Boarded loft access via the master bedroom.



General Remarks and Stipulations

Tenure
Freehold

EPC Rating
To Follow

Local Authority
Wycombe

Services:
Mains Electric & Water, Oil Central Heating, Color Gas for Range cooker, private sewerage treatment plant to be installed

Viewing
Strictly by appointment with
Bonners & Babingtons

Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2091 ft²

194 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

