



Ivy Cottage

A traditional brick and flint cottage, believed to date back to the 18th century, sympathetically extended by the current owners. Set in the popular village of Radnage, this beautiful home offers flexible living accommodation, four bedrooms and an expansive garden. This character property contains many period features, including beams and inglenook fireplaces in both the main reception rooms whilst the traditional farmhouse kitchen provides a welcoming heart to this family home.

The cottage is surrounded by stunning open countryside in this Area of Outstanding Natural Beauty and sits in a plot of just over three acres, which includes open paddock and a well-tended cottage-style garden.

Ground Floor:

Entrance porch

Sitting room

Drawing room

Dining room

Kitchen/breakfast room

Utility room

Store

First Floor:

Master bedroom with ensuite bathroom

Bedroom two

Bedroom three

Bedroom four

Family bathroom







Outside:

The property is approached by a private gravelled driveway, providing ample off-road parking in addition to a double car port with storage room above.

To the front of the property is an area mainly laid to lawn with mature trees and flower beds enclosed by hedging. To the rear of the property is a terraced area with well-established plants, in addition to a pergola and pond, perfect for enjoying this tranquil location.

Property information:

Tenure: Freehold

Services: Mains electricity and water; oil-fired central heating, private drainage

Council Tax Band: F

Local Authority: Wycombe District Council Tel: 01494 461000

EPC Rating: E

Location:

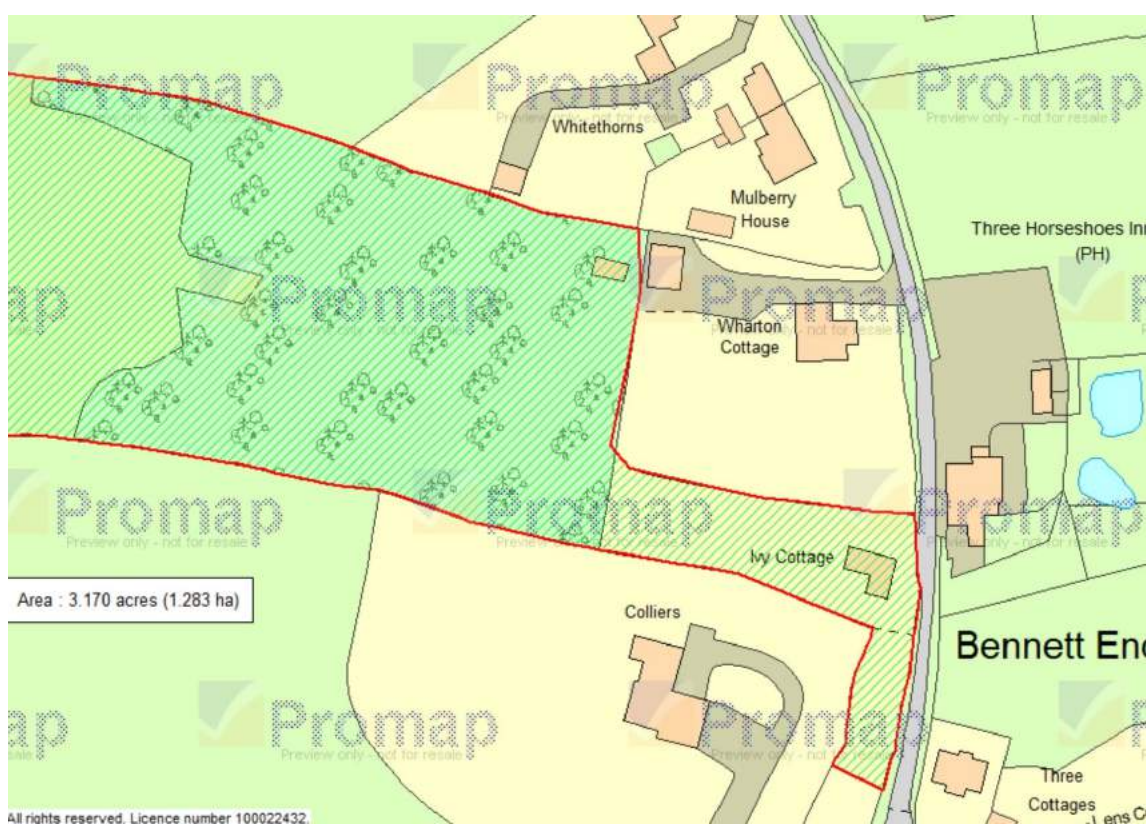
Radnage is a charming village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church and two thriving pubs. There are also a number of exhilarating walks and rides in the immediate vicinity, with some being just at the end of Radnage Common Road.

Despite its rural atmosphere, the village is close to High Wycombe, Stokenchurch, Chinnor and Princes Risborough which provide extensive business, cultural and leisure facilities.

In terms of schooling, the village has a well-regarded primary school, as well as nationally recognised senior schools such as the Royal Grammar School, Wycombe High, and John Hampden Grammar School. Renowned independent schools in the include St Teresa's School in Princes Risborough and Pipers Corner in Great Kingshill.

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 either Saunderton (approximately 4.6 miles) or High Wycombe (approximately 6.5 miles) with links to London Marylebone (approximately 30 mins) and Birmingham in the opposite direction.





NOT TO SCALE

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Approximate Floor Area
142.32 sq m - 1532 sq ft
(Gross Internal)

