



Ridge Side  
Bledlow Ridge

**TIM RUSS**  
& COMPANY





# Ridge Side Bledlow Ridge Buckinghamshire HP14 4JN

A three-bedroom family home in a village location offered with no onward chain and impressive views.

**£525,000**





## The Property

Offered with no onward chain is this three bedroom family home with wonderful far reaching views in a lovely village location. The property is ideally positioned towards the rear of a cul de sac and appears to have been well maintained by the current owners.

The accommodation comprises entrance hall leading to the kitchen/diner with a range of units and space for table and chairs with access to the rear garden. There are on the ground floor two of the bedrooms, both are double and the cloakroom. To the first floor can be found the living room with beautiful views over the Chiltern hills, the family bathroom and bedroom one which also features stunning views.

## Outside

There is ample driveway parking to the front including a single garage and a generous private garden which is laid mainly to lawn, with woodland area at the rear extending around the back of the property next door

## Location

Bledlow Ridge is a thriving community, located in an Area of Outstanding Natural Beauty within the Chiltern Hills. The local primary school is Ofsted rated "Outstanding", and the village is within the catchment for secondary grammar schools in High Wycombe and Aylesbury. There are an abundance of country walks on the doorstep as well as The Boot gastro public house, village shop and tennis/cricket club. The nearby towns of Princes Risborough and High Wycombe offer an excellent range of shops and leisure facilities.

Mainline railway stations to London are located at nearby Saunderton (Marylebone ~35 mins) and the M40 is some 5 miles away.

The nearby market towns of Princes Risborough, Marlow, Thame and High Wycombe offer excellent shopping and leisure facilities and railway stations to London Marylebone are at Saunderton (2 miles), High Wycombe and Princes Risborough.

## Viewings

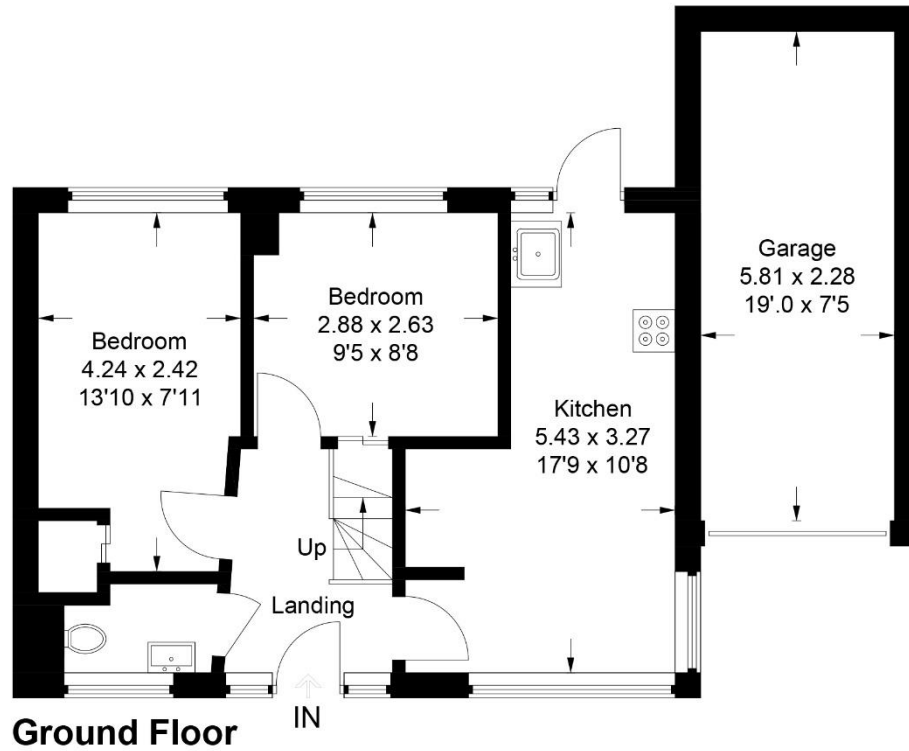
Strictly by appointment only.

## Mortgage

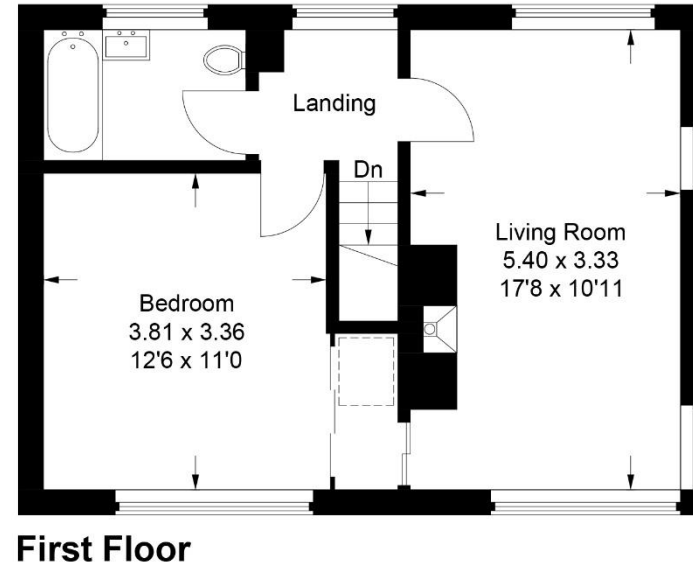
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

<b>Tenure</b>	Freehold
<b>Council Tax Band</b>	E





= Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area  
91.9 sq m / 990 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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.

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1 High Street, Princes Risborough, Bucks, HP27 0AE  
**T: 01844 275522**  
 E: p.risborough@timruss.co.uk  
 www.timruss.co.uk

