



Green Lane  
Radnage

**TIM RUSS**  
& COMPANY

## Green Lane Radnage, Buckinghamshire, HP14 4DN



- LOVELY VILLAGE LOCATION
- IMPRESSIVE KITCHEN/FAMILY ROOM
- VERSATILE ACCOMMODATION
- FIVE BEDROOMS
- UTILITY & BOOT ROOM
- PLAY ROOM/LIVING ROOM
- UTILITY ROOM AND CLOAKROOM
- TWO FAMILY BATHROOMS
- FABULOUS PRINCIPAL BEDROOM WITH EN SUITE AND JULIET BALCONY
- PARTICULARLY LARGE GARDEN
- PARKING FOR SEVERAL VEHICLES

**£925,000**

A substantial family home in a delightful village location with a particularly large garden and hugely impressive kitchen/family room

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## The Property

An outstanding family home in this popular village location which boasts both generous and stylish accommodation. With versatile accommodation and a thoughtfully designed layout the stand out kitchen/family/dining room is a particular feature as is the generous garden and impressive principal bedroom.

The tastefully presented accommodation comprises entrance hall with coats cupboard, family bathroom. There are doors to two bedrooms which can be used as additional reception rooms. The breathtaking kitchen/family room is substantial with beautiful units and quality appliances, there are bifolding doors onto the large garden. There is also a door to the utility room, from here can be accessed the cloakroom, boot room and another door to the front. Also accessed from the kitchen is the play room/living room.

To the first floor can be found another family bathroom, two further bedroom and the stunning principal bedroom which benefits from an ensuite, fitted wardrobes and juliet balcony which overlooks the large garden.

## Outside

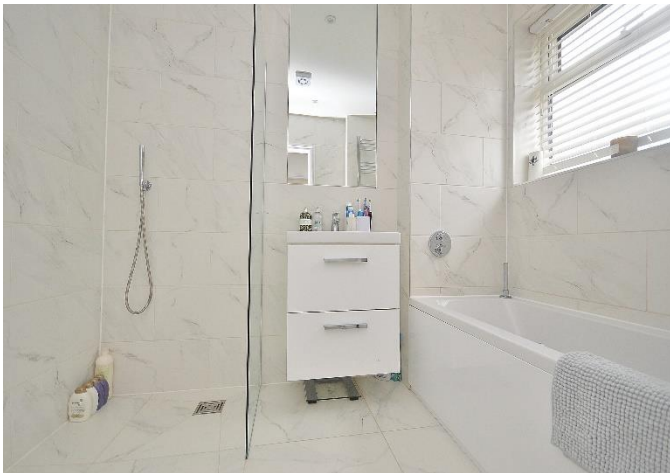
There is a gravelled driveway which provides ample parking for several vehicles and access to the side and rear. The rear garden is a particular feature and extends to approximately 200ft at its furthest point with planning permission to build a swimming pool and pool house.

## Location

Radnage is a popular Buckinghamshire village with a range of local facilities including a highly regarded primary school. You can pick up the M40 at Stokenchurch and for the commuter the mainline rail station at both Princes Risborough and High Wycombe provides service to London, Marylebone. Radnage is less than two miles to Tesco in Stokenchurch and 7 miles to John Lewis and cinema in High Wycombe.

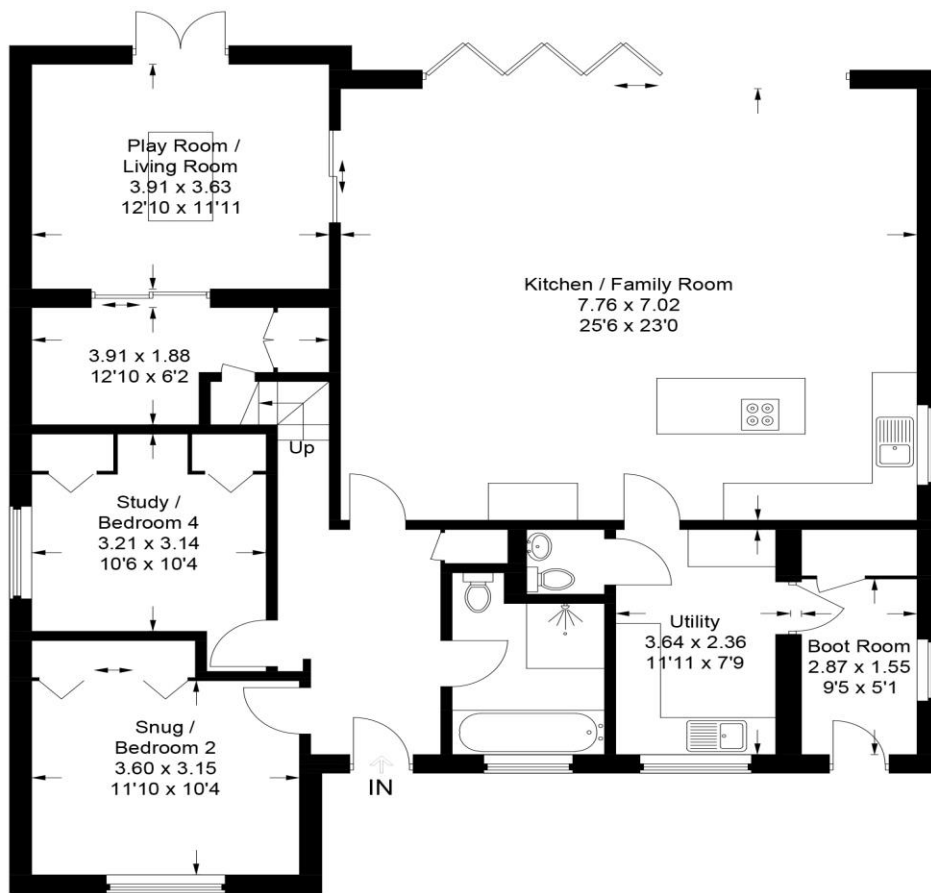
**Tenure** Freehold

**Council Tax Band** E









**Ground Floor**



**First Floor**

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area  
 Ground Floor = 138.4 sq m / 1,490 sq ft  
 First Floor = 61.9 sq m / 666 sq ft  
 (Excluding Eaves)  
 Total = 200.3 sq m / 2,156 sq ft

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 58 D      |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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