



Chinnor Road
Bledlow Ridge

TIM RUSS
& COMPANY



Chinnor Road
Bledlow Ridge
Buckinghamshire
HP14 4AJ

A three bedroom village home in excellent decorative order

£525,000



The Property

A beautifully presented three bedroom home in this highly sought after village. The light and airy accommodation is complemented by the quality fittings and stylish décor. The rear garden is a lovely feature with raised beds and a useful side door to the garage.

The accommodation comprises entrance hall, cloakroom, kitchen/dining room which is open through to the living room. The living room is a nice size with French doors to the garden.

To the first floor can be found the three bedrooms with an en-suite to bedroom one and a family bathroom.

Outside

The rear garden is laid mainly to lawn with access to the side and the single garage.

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.

Railway stations to London are located at Princes Risborough and High Wycombe (Marylebone ~35 mins) with Saunderton Station nearby and the M40 some 5 miles away.

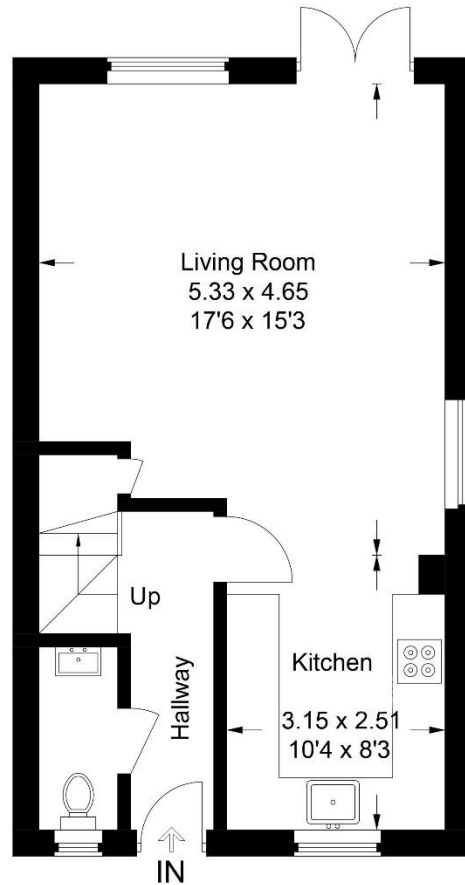
Viewings

Strictly by appointment only.

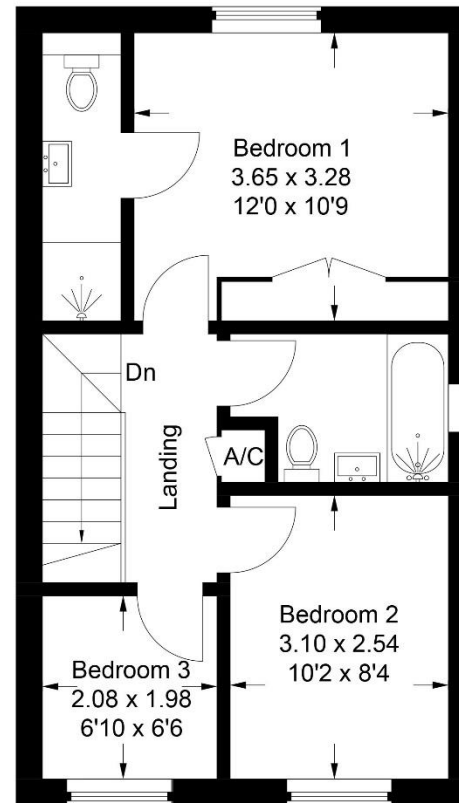
Tenure Freehold
Council Tax Band E



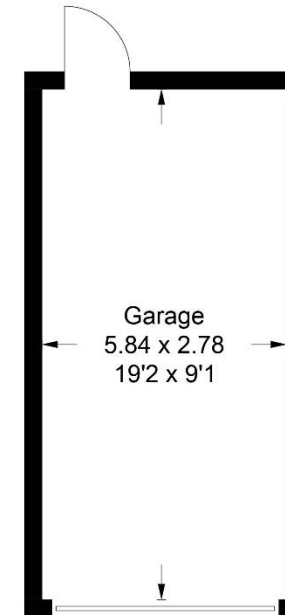
Approximate Gross Internal Area
 Ground Floor = 40.1 sq m / 432 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 96.2 sq m / 1,035 sq ft



Ground Floor



First Floor

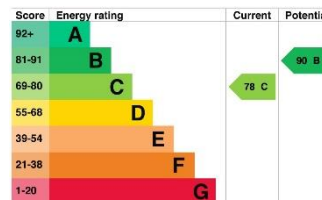


(Not Shown In Actual Location / Orientation)

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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