



**Green End Road**  
**Radnage**

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Bonners & Babingtons



A 4 bedroom detached property of 2678 sq ft, on a generous plot with enclosed south facing rear garden, Offering great potential to extend or amend. Situated on arguably the best road in Radnage, with fabulous countryside walks on your door step.

Cairns, Green End Road, Radnage, Buckinghamshire, HP14 4BY

Offers in Excess of £1,100,000

- 4/5 Bedroom Detached Property
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Dining Room
- Potential to Extend or Amend
- Sun Room
- 2 Bathrooms
- South Facing Enclosed Rear Garden
- 2 Garages
- Biomass Heating and Solar Panels



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## Location

Radnage is a small 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. There are lots of footpaths and bridleways in the immediate vicinity and some link up to the Ridgeway. Despite its rural atmosphere, the village is close to Stokenchurch, Chinnor, Princes Risborough and High Wycombe.

In terms of schooling, the village has a well-regarded combined school, as well as nationally recognised senior schools such as the Royal Grammar School, Wycombe High School, and John Hampden Grammar School within catchment.

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 Princes Risborough just 5 miles away, with links to London Marylebone (35 minutes) and Birmingham.



## Description

The property is discretely set back from the road and entered via its own horseshoe driveway, where there is ample parking for numerous cars and a pretty front garden.

The property consists of: entrance hallway with a large storage cupboard for coats and shoes. The kitchen has ample eye and waist level storage units, a sociable breakfast bar and plumbing for white goods. The dual aspect dining room is next to the kitchen and combining these rooms would create a fabulous kitchen/family room. From the kitchen is a door to the covered walkway with additional front door and access to the sun room with sliding doors to the patio and garden, and also access to one of the garages which is currently used as a utility room. These areas could also form part of a sizeable extension if required STPP.

The spacious main reception room has a feature fireplace and sliding doors taking you to the garden. The second reception room or 5th bedroom also overlooks the pretty garden and is next door to the modern downstairs luxury bathroom, with P shaped bath with overhead shower and heated towel rail, making this room versatile for many uses.

At the other end of the house is another integral garage with automatic doors front and back to the garden.

Upstairs there are four good size bedrooms with built in storage and the dual aspect master bedroom boasting views over the garden and has fitted wardrobes, would also have enough space to accommodate ensuite facilities. There is also a family shower room with vanity unit.



## Outside

The south facing rear garden measuring 0.26 of an acre is laid mainly to lawn with a sociable patio and is enclosed by mature hedging, providing all important privacy and there are various seating areas within the garden.

Other notable features include: mains drains, double glazing, solar panels and Biomass heating.



## General Remarks and Stipulations

Tenure  
Freehold

EPC Rating  
G

Local Authority  
Buckinghamshire Council

Viewing  
Strictly by appointment with Bonners & Babingtons

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Approximate Gross Internal Area  
Ground Floor = 139.0 sq m / 1,496 sq ft  
First Floor = 89.1 sq m / 959 sq ft  
Garage = 20.7 sq m / 223 sq ft  
Total = 248.8 sq m / 2,678 sq ft

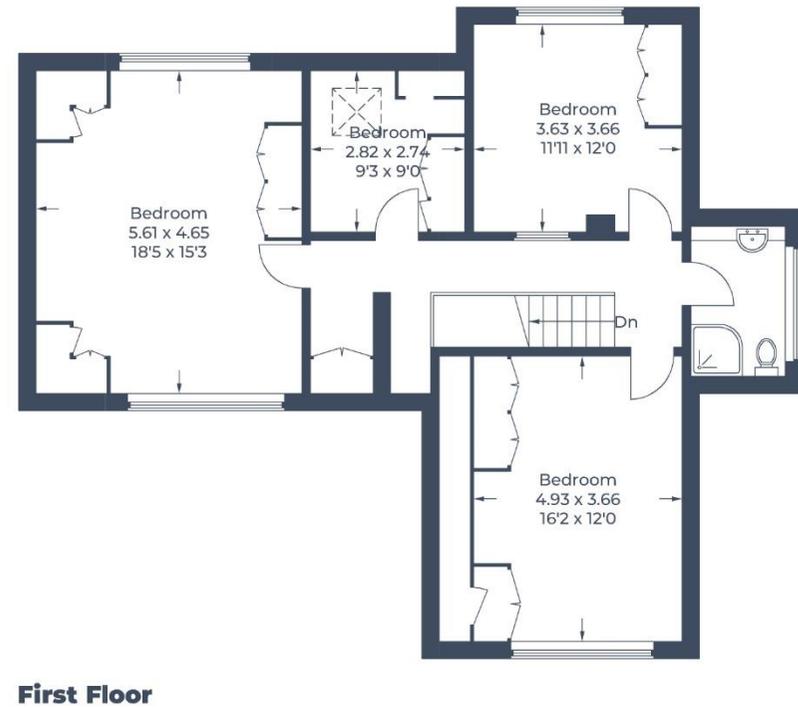


Illustration for identification purposes only,  
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