



Chinnor Road, Bledlow Ridge, Buckinghamshire, HP14 4AW

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A beautifully presented & charming five bedroom detached period home which has been extended, now offering modern, open plan living throughout with stunning panoramic views overlooking the Chilterns countryside. The property is located within the highly sought after Village of Bledlow Ridge with fantastic schools, country walks and the local pub all within walking distance of the cottage.

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Guide Price - £1,150,000

- PERIOD FAMILY HOME
- DETACHED
- CHARACTERFUL & MODERNISED
- PANORAMIC COUNTRYSIDE VIEWS
- 5 DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN / DINER
- TWO RECEPTION ROOMS
- STUDY
- UTILITY ROOM
- EXTENDED
- LARGE DRIVEWAY
- DOUBLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION



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Bledlow Ridge

The sought after village of Bledlow Ridge is situated in an Area of Outstanding Natural Beauty within the Chiltern Hills. The village provides a local shop and The Boot, a popular Gastro pub.

Bledlow Ridge School provides excellent primary education in the village with Grammar schools nearby at High Wycombe. There are a good range of independent schools in the general area including Godstowe, Wycombe Abbey, St Teresa's, Griffin House School and Pipers Corner.

The nearby towns of Princes Risborough, Chinnor and High Wycombe all offer an excellent range of shopping and leisure facilities whilst for the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough (Marylebone – 35 minutes). Junction 5 of the M40 is some 5 miles away.



Description

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The property accommodation comprises of the following, spacious entrance hallway with downstairs cloak room, snug / playroom which flows through to a study which is perfect for anyone who works from home as well as a utility room with plumbing for all white goods (This was the original kitchen). There is a large, dual aspect reception room with original exposed beams as well as a functioning fireplace, perfect for those cold winter evenings. To the rear of the property, you will find the large open plan kitchen / diner with underfloor heating running throughout, two sets of Bi-fold doors opening to the rear garden with beautiful views overlooking to Chiltern Hills. The kitchen is well appointed and of a shaker style design, with solid wooden work surfaces, a built in dishwasher and a breakfast bar.

Two staircases, one from the dining area and another from the original entrance lead you to a light and airy landing, linking to the five double bedrooms, two benefiting from those magnificent panoramic views over the countryside, two modern family bathrooms, one with a walk in shower and the other with a bath and overhead shower.

Bi-fold doors from the kitchen / diner lead you out to the private and sunny rear garden with decking and patio areas, perfect for hosting family BBQ's and for having social events with friends in the summer months. The garden is approximately 100ft in length and mainly laid to lawn and also benefits from a summer house which has power, sheds for storing gardening tools and access into the double garage. Standing at the end of the garden you are able take in those stunning panoramic views, which are to die for.

To the front, a private, gravelled driveway with parking for multiple vehicles, a double garage and side access leading through to the rear of the property.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating system, water, electric and drainage.

EPC Rating

C

Local Authority

Buckinghamshire Council

Post Code

HP14 4AW

Viewing

Strictly by appointment with Bonners & Babington's

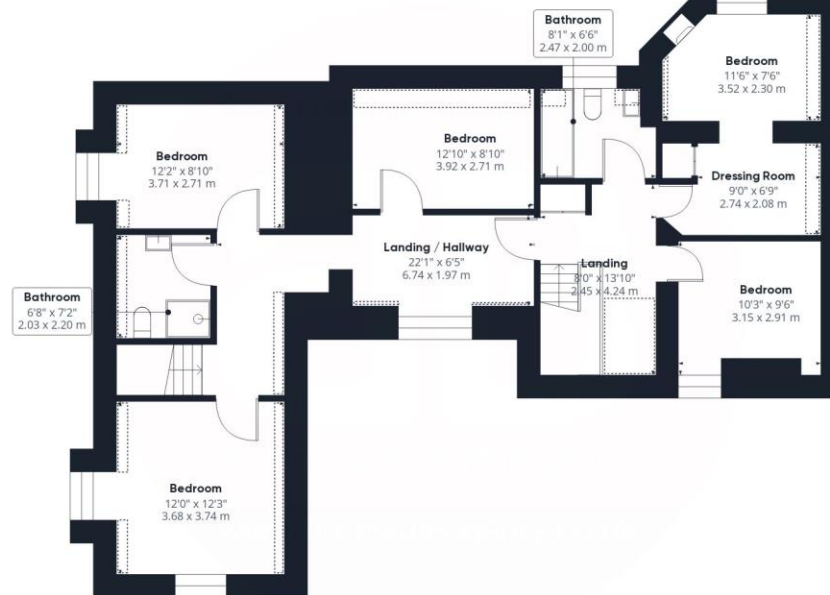
Fixtures and Fittings

Via separate negotiations

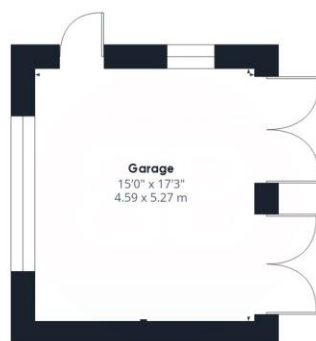




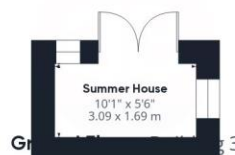
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2716.38 ft²

252.36 m²

Reduced headroom

113.53 ft²

10.55 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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