



FLINTFIELD  
COTTAGE

Ridgeview  
House

Ridgeview House, Chinnor Road, Bledlow Ridge, Buckinghamshire, HP14 4AJ - £525,000

## A brick & flint modern impeccably presented three bedroom home.

Entrance Hall | Cloakroom/W.C. | Kitchen With Integral Appliances | Open Plan Lounge/Dining Area | First Floor Landing | Three Bedrooms | Ensuite Shower Room To Main Bedroom | Family Bathroom | Gas Heating To Radiators | Double Glazing | Secluded Rear Garden | Garage & Parking To Rear |

With modern fitments throughout this three bedroom home is well located in the popular village of Bledlow Ridge with easy access to local amenities and open countryside. To the ground floor the accommodation comprises spacious entrance hall with cloakroom, modern fitted kitchen with integral appliances, open plan lounge/dining area that opens to the secluded rear garden. Three bedrooms with modern fitted ensuite shower room to bedroom one and modern fitted family bathroom feature to the first floor. Along with double glazing and gas heating to radiators the property is complimented by parking and garage to rear with door to the well kept rear garden.

**Price... £525,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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### LOCATION

Bledlow Ridge is in an Area of Outstanding Natural Beauty within the Chiltern Hills. Whilst being surrounded by open countryside the village provides a local shop, a popular Gastro pub, well regarded local School, village hall, park, tennis courts, and a cricket pitch owned by the 'Bledlow Ridge Cricket Club' which has 'The Clubhouse Café'. Further amenities and railway stations can be found in the nearby towns of Princes Risborough and High Wycombe.



### DIRECTIONS

Leave High Wycombe in a westerly direction on the West Wycombe Road (A40). After passing through West Wycombe turn right into Chorley Road which then becomes Chinnor Road as you enter Bledlow Ridge. The property is located on the right hand side next to the village store.



### ADDITIONAL INFORMATION

#### EPC Rating

C

#### Council Tax

Band E

### MORTGAGE

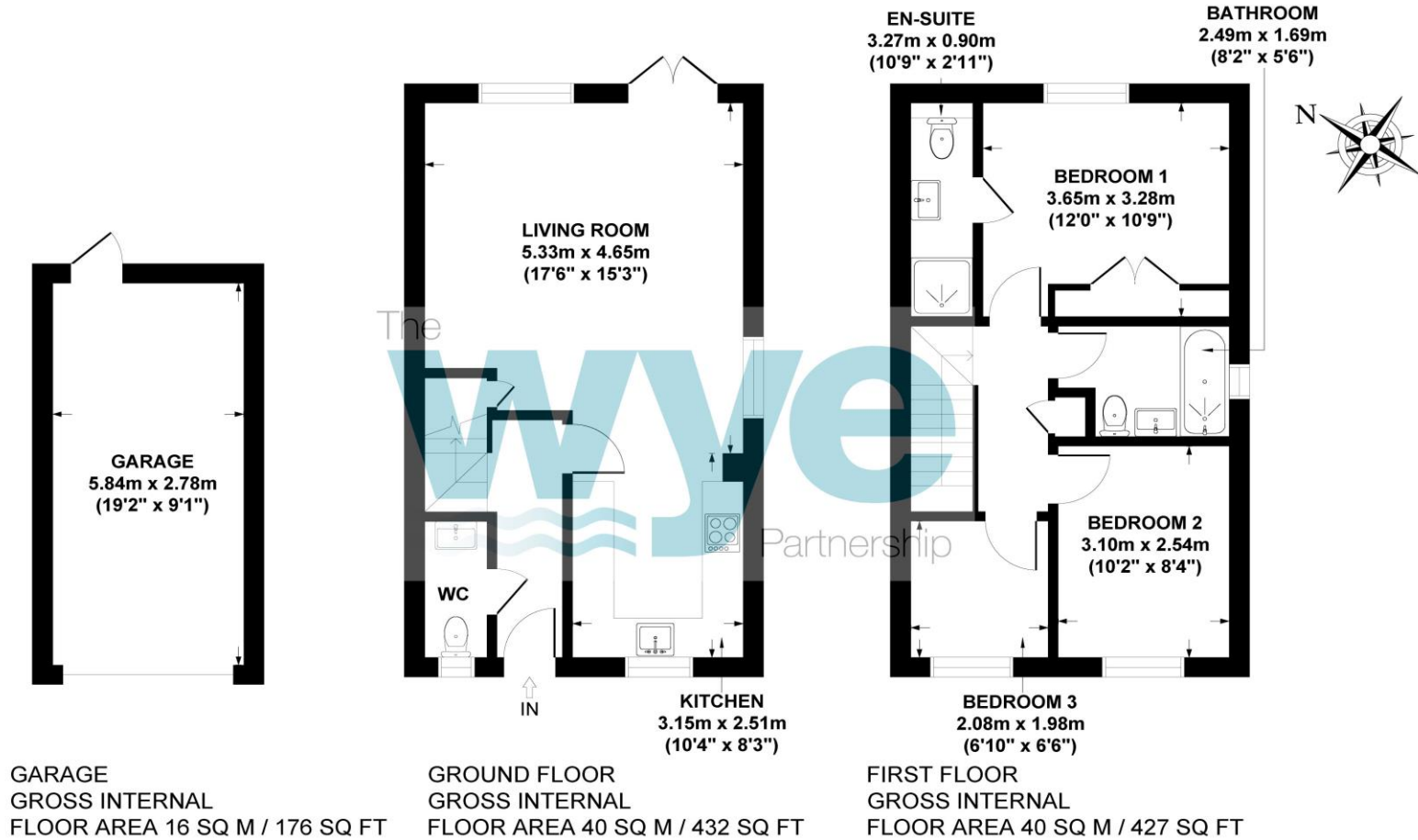
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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**RIDGEVIEW HOUSE, CHINNOR ROAD, BLEDLOW RIDGE, HP14 4AJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 96 SQ M / 1035 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE