



Nutts Cottage, City Road, Radnage, Buckinghamshire, HP14 4DW - £950,000

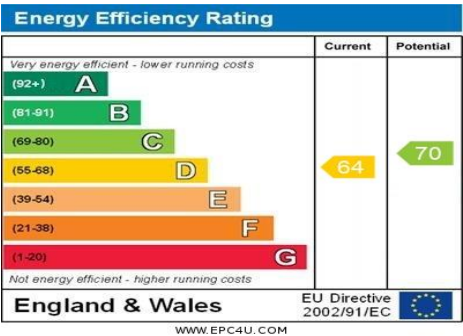
An attractive detached family home with character features, annexe and paddock to rear.

Spacious Entrance Hall | Cloakroom | Living Room With Feature Fireplace | Large Kitchen/Breakfast Room | Utility Room | Study/Bedroom | Further Double bedroom With En-Suite | First Floor Landing | Two Double Bedrooms With En-Suites | Detached Annexe With Two Reception Rooms & Studio To First Floor With Shower Room | Large Gardens | Paddock To Rear | Ample Off Street Parking | Character Features | Popular Rural Location |

With a perfect blend of character features and modern fitments throughout this spacious detached home offers versatile accommodation in a popular rural location. In brief the accommodation comprises entrance hall, cloakroom, living room with inglenook fireplace and beams, large kitchen/breakfast room that opens to the rear garden, utility room, study/bedroom and further bedroom with en-suite to the ground floor. The first floor of the main house provides two large bedrooms with en-suites to both. The detached annexe along with garage comprises living room with doors opening to garden, dining area and open plan bedroom studio with shower room above accessed via an external staircase. To the front there is ample off street parking with the large rear gardens backing onto your own paddock. Viewing essential.

Price... £950,000

Freehold



LOCATION

Located in the Chiltern Hills and surrounded by open countryside Radnage is a popular village providing a popular local school, village pub, Church and common land. Further amenities can be found in the neighbouring village of Stokenchurch which include day to day shopping facilities, doctor's surgery, dental surgery, library, coffee shop and access to Junction 5 of the M40. More extensive facilities and Grammar schools can be found at High Wycombe along with a mainline railway service to London Marylebone.

DIRECTIONS

From the centre of Stokenchurch proceed in an easterly direction on the Wycombe Road A40. After leaving the village take the next left into City Road where the property can be found on the left as you enter the village of Radnage.

ADDITIONAL INFORMATION

Council Tax

Band G

EPC Rating

D

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.



Nutts Cottage

Approximate Gross Internal Area

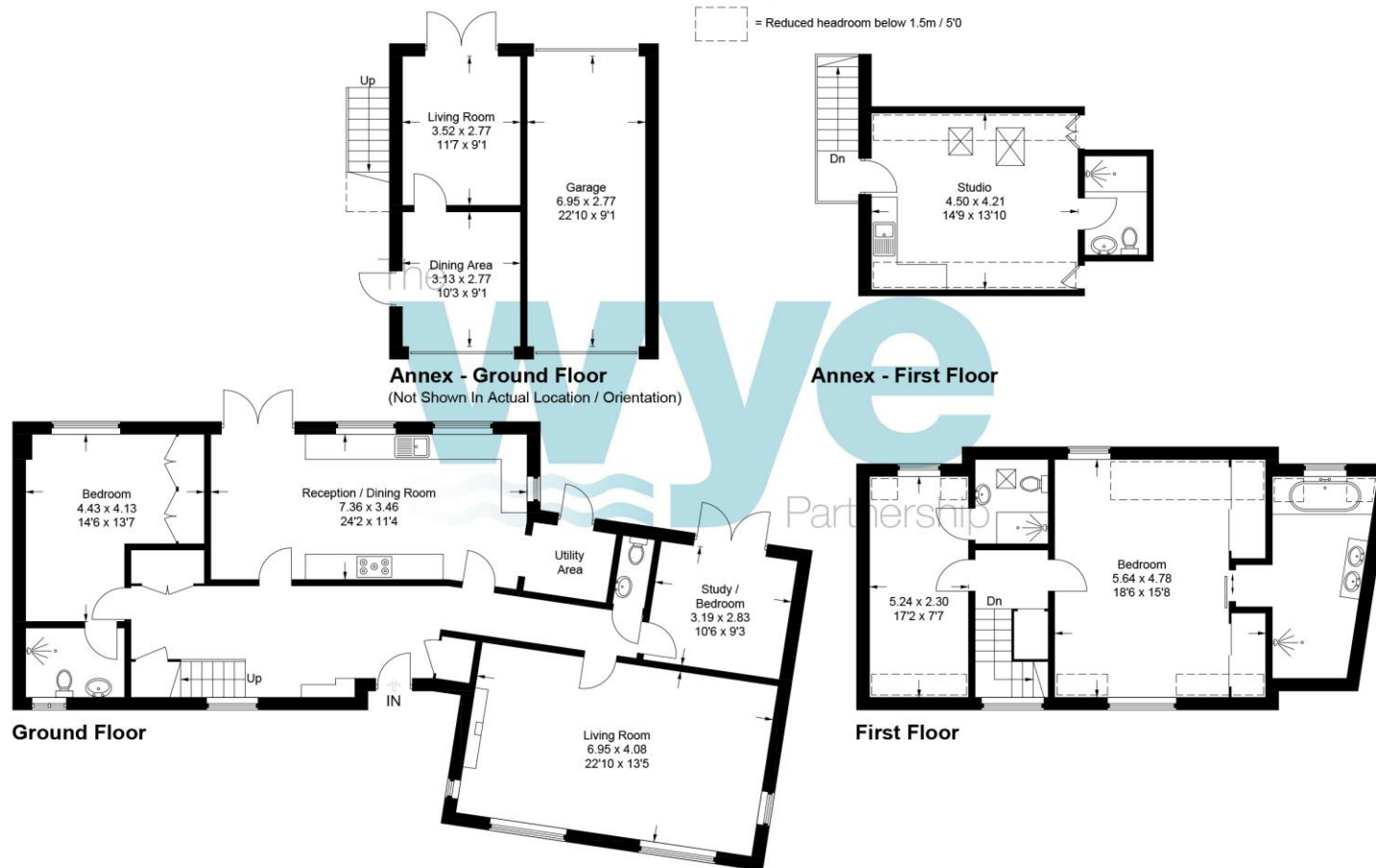
Ground Floor = 117.8 sq m / 1,268 sq ft

First Floor = 61.8 sq m / 665 sq ft

Annex - Ground Floor = 39.4 sq m / 424 sq ft

Annex - First Floor = 24.0 sq m / 258 sq ft

Total = 243.0 sq m / 2,615 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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