

Little Meadow, Radnage, High Wycombe





A lovely family home, in wonderful gardens and grounds, in this popular Chiltern's village. Never previously sold, this is a rare and exciting opportunity to update and modernise a handsome village property.

Summary of accommodation

Main House

Entrance hall | Sitting room | Dining room | Study
Garden room | Kitchen/dining room | Utility | Workshop
Principal bedroom with dressing room and en suite
bathroom | Guest bedroom with dressing room
Two further bedrooms | Family bathroom

Garden and Grounds

Swimming pool with pool house | Five stables
Four bay barn, store | Car port
Summer house | Gardens and grounds

In all about 1.1 acres



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Situation

Little Meadow is situated in Radnage- an attractive village set in an elevated position in the Chiltern Hills, benefitting from delightful rural views and countryside walks and bridleways. There is a historic church, a well-regarded Church of England Primary School, a Public House and a highly rated restaurant. For the commuter, access to the M40 is just three miles away and High Wycombe station provides a fast rail service to London Marylebone.

The area is renowned for its quality of schooling with a selection of schools for boys and girls of all ages, both state and independent.

Distances

M40 (J5) 3 miles, High Wycombe 5.5 miles (London Marylebone 30 minutes), Princes Risborough 6 miles, Thame & Marlow both under 10 miles, Central London 41 miles (All distances and times are approximate)

Little Meadow

Little Meadow is a wonderful family home, owned by the same family since its construction in 1948. The layout is as shown in the enclosed floor plans. The ground floor is centred around the spacious entrance hall, giving access to the sitting room, dining room, study and kitchen which also offers a dining area. Beyond the kitchen is a lovely garden room with views over the gardens, a large utility room and incredibly spacious workshop.

To the first floor, there is the principal bedroom and a good sized dressing room and en suite bathroom. The second bedroom also has a dressing room and shares the family bathroom with bedrooms three and four.

Throughout, the house demonstrates high quality carpentry and craftsmanship and offers opportunity for modernisation and upgrading- as would be expected for a house in the same ownership for 76 years.





Garden and Grounds

This home is approached from the village lane, through a gated entrance to the driveway, leading to the front of the house and the car port. There is also a useful second gated entrance and driveway leading to the rear of the gardens, the stables and barn.

The front gardens, screened from the lane by mature hedging, are laid mainly to lawn with specimen trees and floral beds and borders. A path leads from the drive around the house to the rear gardens.

There are a number of garden 'rooms' with a rose garden, kitchen garden, Japanese inspired gardens and further areas of lawn, many wonderful trees and a large pond. There is a paved terrace across the rear of the house and a wonderful walled area of garden where the swimming pool is situated.

Outbuildings

At rear of the gardens, accessed by the second driveway, is a courtyard of five stables and a four bay barn. Beyond this is a further store and a summer house.

Approximate Gross Internal Floor Area

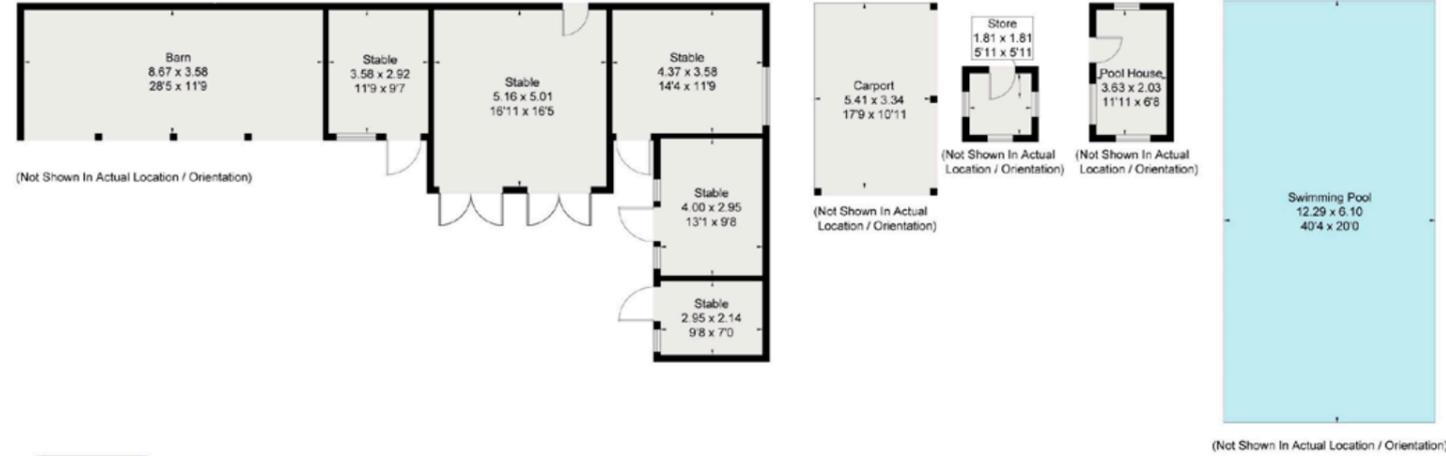
Ground Floor: 210.2 sq m / 2,263 sq ft

First Floor: 120.2 sq m / 1,294 sq ft

Outbuildings: 80.7 sq m / 869 sq ft (Excluding Barn/Carport/Observatory)

Total: 411.1 sq m / 4,426 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

First Floor



Property information

Price Guide: £1,500,000

Tenure: Freehold.

Services: Mains electricity, drainage and water.
oil fired central heating

Local Authority: Buckinghamshire Council

Council Tax Band: G

Energy Performance Certificate Rating: F (rating 33)

Postcode: HP14 4BY

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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