



HOLLY BANK, HATCH LANE, RADNAGE
PRICE: £1,200,000 FREEHOLD

am ANDREW
MILSOM

**HOLLY BANK
HATCH LANE
RADNAGE
BUCKS HP14 4BU**

PRICE: £1,200,000 FREEHOLD

Set in a stunning rural location on the outskirts the popular village of Radnage and with far reaching views over surrounding farmland this unique four bedroom detached barn style home offers stylish and superbly fitted contemporary living accommodation.

**0.28 ACRE LANDSCAPED GARDENS:
FOUR DOUBLE BEDROOMS:
FOUR ENSUITE BATH/SHOWER ROOMS:
ENSUITE DRESSING ROOM: ENSUITE
STUDY/LIVING AREA: CLOAKROOM:
THREE RECEPTION ROOMS: FANTASTIC
KITCHEN/DINING ROOM: UTILITY ROOM,
DOUBLE GLAZING: UNDERFLOOR
HEATING: AIR SOURCE HEAT PUMP:
SOLAR PANELS: PARKING FOR FIVE CARS.
STUDIO WITH STORE/WORKSHOP.**

TO BE SOLD: this individual detached barn style home offers well presented and fitted accommodation in a stunning rural location with excellent views. This contemporary home has been transformed since 2020 by the current owners. Most of the accommodation is on the ground floor whilst a side extension has created two stunning first floor reception rooms, an entrance hall, cloakroom, third reception room and a utility room. The property is set in professionally landscaped 0.28 acre grounds and is set on a quiet country lane on the southern outskirts of this popular Chiltern village. Radnage has a Primary School, public house and village hall whilst more extensive facilities can be found in nearby Stokenchurch or West Wycombe. There is easy access to the M40 (J5) to Oxford, Birmingham and London. High Wycombe and Saunderton Railway Stations link with London Marylebone. The accommodation comprises:

ENTRANCE PORCH log store, glazed door with side panel to

RECEPTION HALL steps to Kitchen, stairs to First Floor with cupboard under, bench seating with storage cupboards.

CLOAKROOM white suite of low level w.c., wash basin with vanity drawers, extractor fan, plantation shutter.

UTILITY ROOM range of base units with wall cupboards, enamel sink, tiled wall surrounds, integrated freezer, raised recess with plumbing and space for washing machine with shelves.

LIVING ROOM double aspect, fitted cabinets with beech working surface, fitted projector and screen with media wall, recesses for speakers and media centres, space for wall mounted tv, beamed ceiling, cupboard with concealed bar and space for fridge.



KITCHEN/DINING ROOM a delightful double aspect room with bi-fold doors opening onto the south facing patio, space for table and sofas, contemporary wood burning stove, full height windows, glazed door to outside and range of John Lewis of Hungerford wall and base units with Miele double oven, warming drawer, induction hob with extractor, one and a half enamel sinks with Quooker tap, coffee cupboard with spice rack, range of wall and base units with retractable bin, dishwasher, fridge

freezer, breakfast bar with seating for four, granite working surface, overhead lighting, vaulted ceiling, oak wooden floor and glazed door to

INNER HALL herringbone oak wood floor, roof light, access to loft, cupboard with insulated hot water cylinder, shelves, pressurised system, electrical consumer unit, manifolds for underfloor heating.



BEDROOM ONE herringbone oak wooden floor, vaulted ceiling, full width and height window overlooking the front with double glazed door. **ENSUITE DRESSING ROOM** range of open shelving, rails, drawers with concealed lighting.



ENSUITE SHOWER ROOM white suite of full width shower cubicle with glazed screen, tiled wall surrounds, overhead rose and shower attachment, wash basin with vanity drawers, low level w.c. heated towel rail, tiled floor, extractor fan.

BEDROOM TWO full height and width window, herringbone floor, double glazed door to front.
STUDY/LIVING AREA herringbone floor, roof light, triple wardrobe and door to
ENSUITE BATHROOM Hip bath, wash basin, low level w.c., tiled floor and walls, heated towel rail, window overlooking the garden.

BEDROOM THREE herringbone floor, range of wardrobes, double glazed patio doors to rear, door to
ENSUITE BATHROOM white suite of deep bath with shower attachment, wash basin with vanity drawers, low level w.c. tiled floor and walls, extractor fan, plantation shutters, heated towel rail.

BEDROOM FOUR herringbone floor, double glazed sliding patio doors to garden and door to
ENSUITE SHOWER ROOM full width shower cubicle with glazed screen, tiled wall surrounds, overhead rose and shower attachment, heated towel rail, wash basin, low level w.c. window with obscured glass, tiled floor and walls.

FIRST FLOOR



SITTING ROOM vaulted ceiling, wooden floor, two Velux roof lights, window with superb view to West Wycombe, door to



STUDY/FAMILY ROOM three Velux roof lights, vaulted ceiling, wooden floor, range of cabinets, book casing and shelving.

OUTSIDE



THE REAR GARDEN superbly landscaped by McWilliam Studio and including a Spanish sandstone tiled terrace with steps up to a second raised terrace with gravelled pathways inset flower, shrub and bark beds. The paths lead to a side area with a lawn, gate to front and panelled fencing whilst there is outside lighting and a row of maturing trees.

DETACHED STUDIO ideal as a home office with light and power. Covered barbecue area, useful garden store/workshop.



THE FRONT GARDEN has also been landscaped with a gravelled parking for five cars, steps to a large expanse of lawn with variety of well stocked flower and shrub beds. There is a south facing patio area, with Spanish sandstone tiling, outside lighting, vehicle charger, vegetable garden area with raised boxes and a greenhouse.

**SC13620126 EPC BAND: C
COUNCIL TAX BAND: G**

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using **HP14 4BU** Holly Bank is at the top of Hatch Lane close to the Green End Road junction

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Approximate Gross Internal Area (Excluding Post Box)

Ground Floor = 205.5 sq m / 2,212 sq ft

First Floor = 52.3 sq m / 563 sq ft

Outbuilding = 16.7 sq m / 180 sq ft

Total = 274.5 sq m / 2,955 sq ft

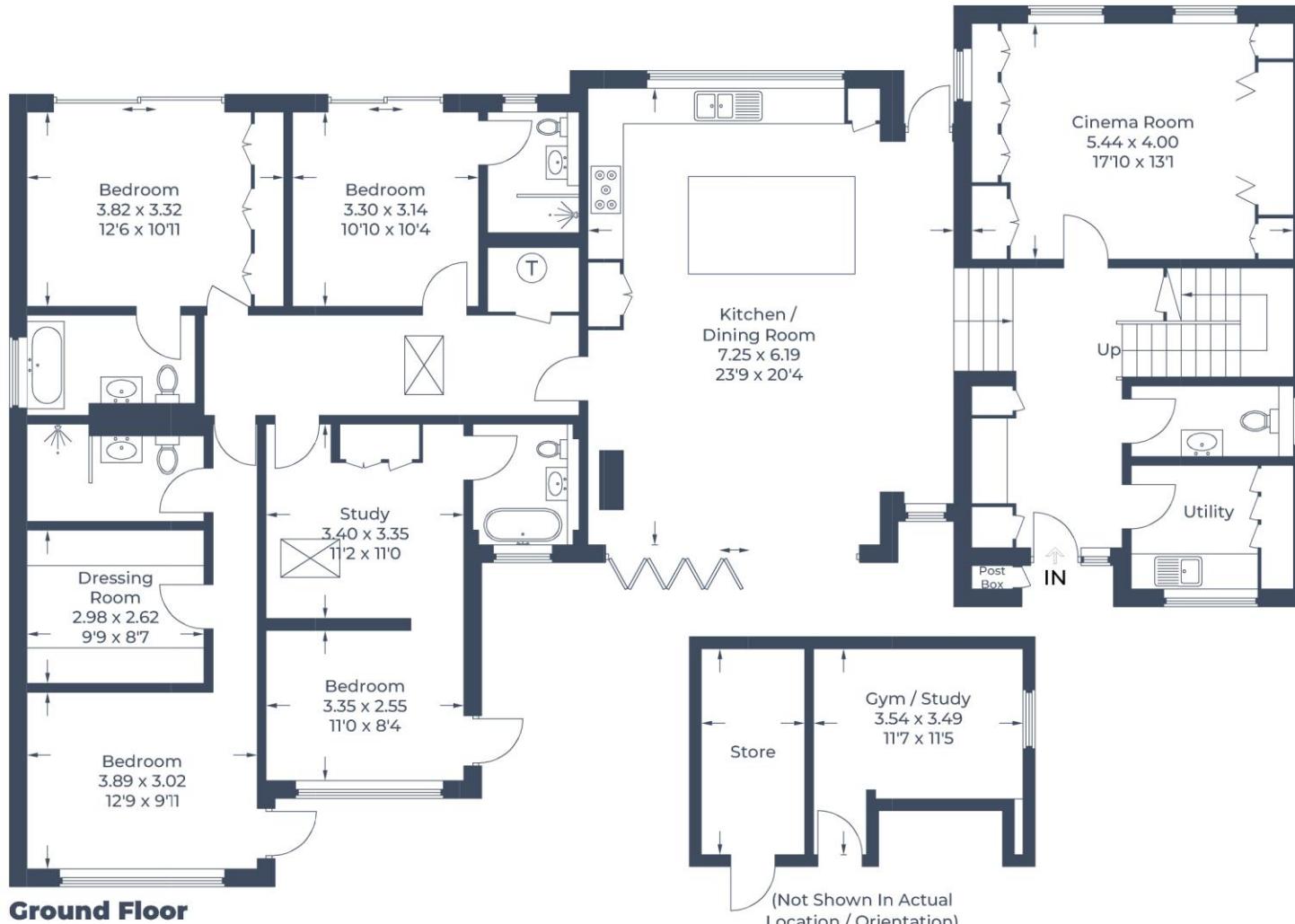


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