



Haw Lane
Bledlow Ridge | Buckinghamshire

£1,475,000 subject to contract
Freehold



Highclere

Bledlow Ridge | Buckinghamshire

Offering stunning views across the Chiltern Hills, we offer this spacious family house, located within the highly desirable village of Bledlow Ridge. The property is approached through an electric five bar gate leading to a large driveway and two garages. Downstairs there are four reception areas, kitchen breakfast room and a utility and to the first floor five bedrooms and two bathrooms.

Viewing is advised and just some of its many pleasing features include.

- Stunning views across the Chiltern Hills
- Large driveway and two garages
- Four reception rooms
- Five bedrooms and two bathrooms
- Fitted kitchen breakfast room
- Gas fired central heating and double glazing
- Rear garden backing onto school playing fields
- Sole agent

Ground Floor

Entrance Hall – Ceramic tiled floor, stairs rising to the first floor, radiator, understairs storage cupboard, spotlights.

Downstairs Cloakroom WC – Modern matching white suite comprising low flush WC, corner wash hand basin with mixer tap, granite tiled floor, extractor fan, spotlights.

Dining Room – Engineered oak floor, paneling to dado level, radiator, double doors through to the Sitting room.

Sitting Room - Engineered oak floor, two radiators, paneling to dado level, inglenook style open fireplace with inset cast iron multi-fuel burning stove with concealed lighting, wall lights, double glazed double doors to landscaped rear garden and sun terrace, spotlights.

Snug – Karndean marble effect floor, integrated storage with bookshelves above, radiator.

Study - Engineered oak floor, built-in desk unit with storage cupboards and drawers, matching floor to ceiling storage with cupboards and filing cabinet drawers.

Kitchen – Fitted with a matching range of base units and wall cabinets, granite worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, Neff stainless steel four ring gas hob with extractor over, stainless steel splash back, integrated dishwasher, integrated Neff combination microwave and oven and matching integrated Neff electric fan oven, pull-out larder cupboard, space for American style fridge freezer, downlighting, Karndean marble effect floor, radiator, spotlights.

Utility Room – Matching base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, wall mounted Valiant gas central heating boiler, water softener, plumbing for washing machine, space and ventilation for tumble dryer, double glazed door to the rear garden, Karndean marble effect floor, spotlights.



First Floor

Landing – Spacious galleried landing, fitted carpet, storage cupboard, airing cupboard housing a lagged copper cylinder hot water tank.

Principal Bedroom – Wood laminate flooring, airing cupboard housing a lagged copper cylinder hot water tank, built-in wardrobe cupboard, storage cupboard, a range of fitted wardrobe cupboards with matching dressing table with drawers and bedside tables.

Ensuite Bathroom WC – Paneled bath with mixer tap, bidet with mixer tap, enclosed cistern WC, enclosed wash hand basin with mixer tap, corner shower with rain-water shower head plus body jets, white vertical heated towel rail, spotlights.

Bedroom Five – Fitted carpet, access to boarded loft with light via a pull-down ladder, radiator.



Bedroom Three – Wood laminate flooring, radiator.

Bathroom – Modern matching white suite comprising paneled bath, low flush WC, shower cubicle with rain-water shower head and hand-held shower, twin enclosed wash hand basin with mixer tap and cupboards under, display cabinets, vertical heated towel rail, ceramic tiled floor, spotlights.

Bedroom Two - Wood laminate flooring, radiator.

Bedroom Four - Wood laminate flooring, built-in wardrobe cupboards, drawers, bed with under bed storage, radiator.

Outside

Approached via an electric remote controlled wooden five-bar gate, own brick paved driveway providing off-street parking for several cars, remainder mainly laid to lawn.

Garages – Electric roller doors, power and light.

Rear – Landscaped rear garden, mainly laid to lawn with well-stocked flower and shrub borders, two ponds with small waterfall between them. Composite decking, large sun terrace with a pergola, outside lights, outside tap. Backing onto school playing fields.





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