



2 Batting Close, Bledlow Ridge, High Wycombe, HP14 4AY
£675,000

2 Batting Close

Bledlow Ridge, High Wycombe

- Attractive Brick & Flint Detached Home
- Small Village Cul De Sac Location
- Spacious Living Room With Feature Fireplace
- Four Bedrooms With En-Suite To Main Bedroom
- Garage & Driveway Parking
- Offered With No Onward Chain

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



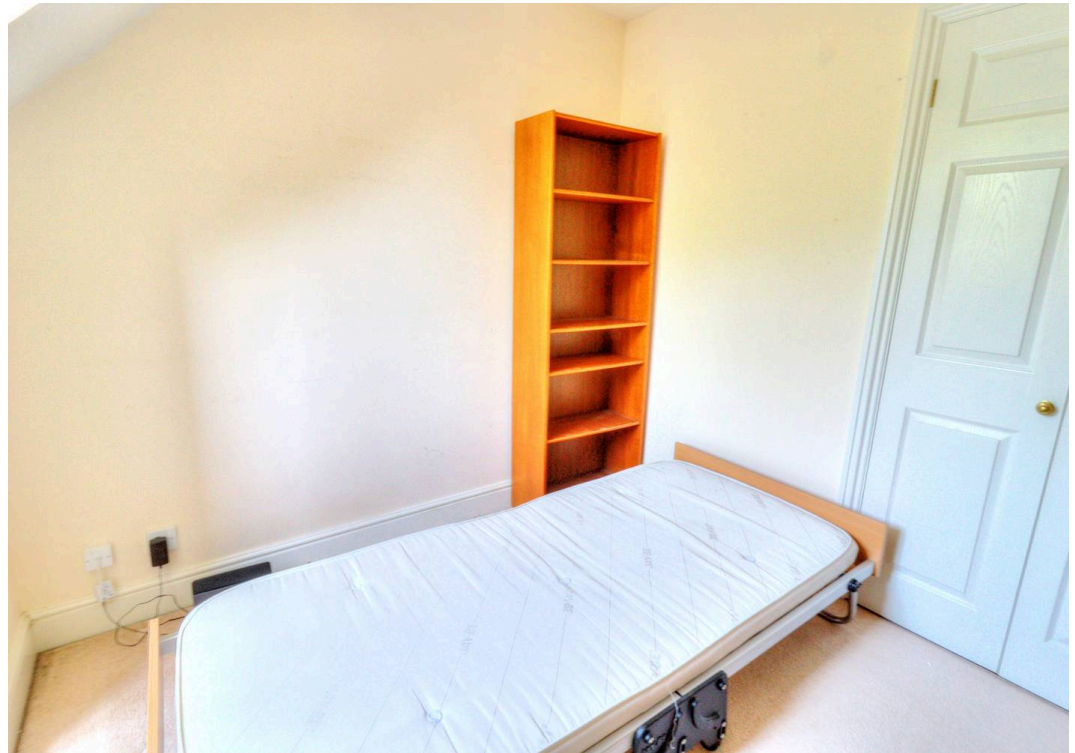
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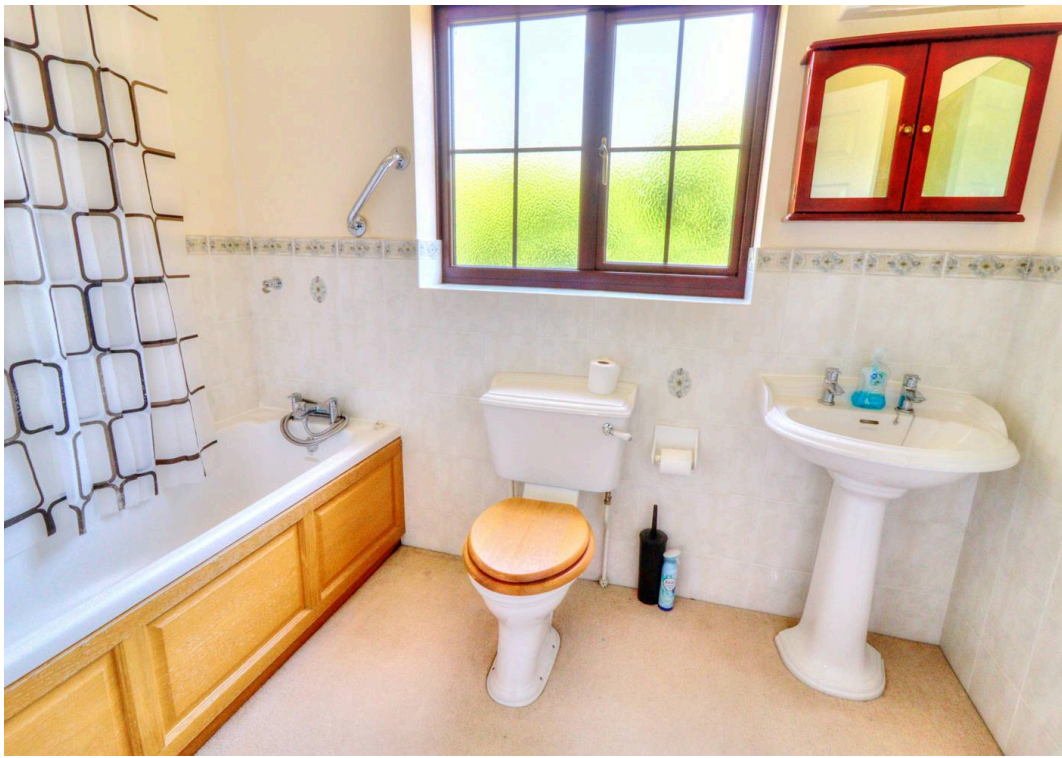
Bledlow Ridge, High Wycombe

An attractive brick and flint detached home, situated in a small cul-de-sac of just five properties in the highly sought-after village of Bledlow Ridge.

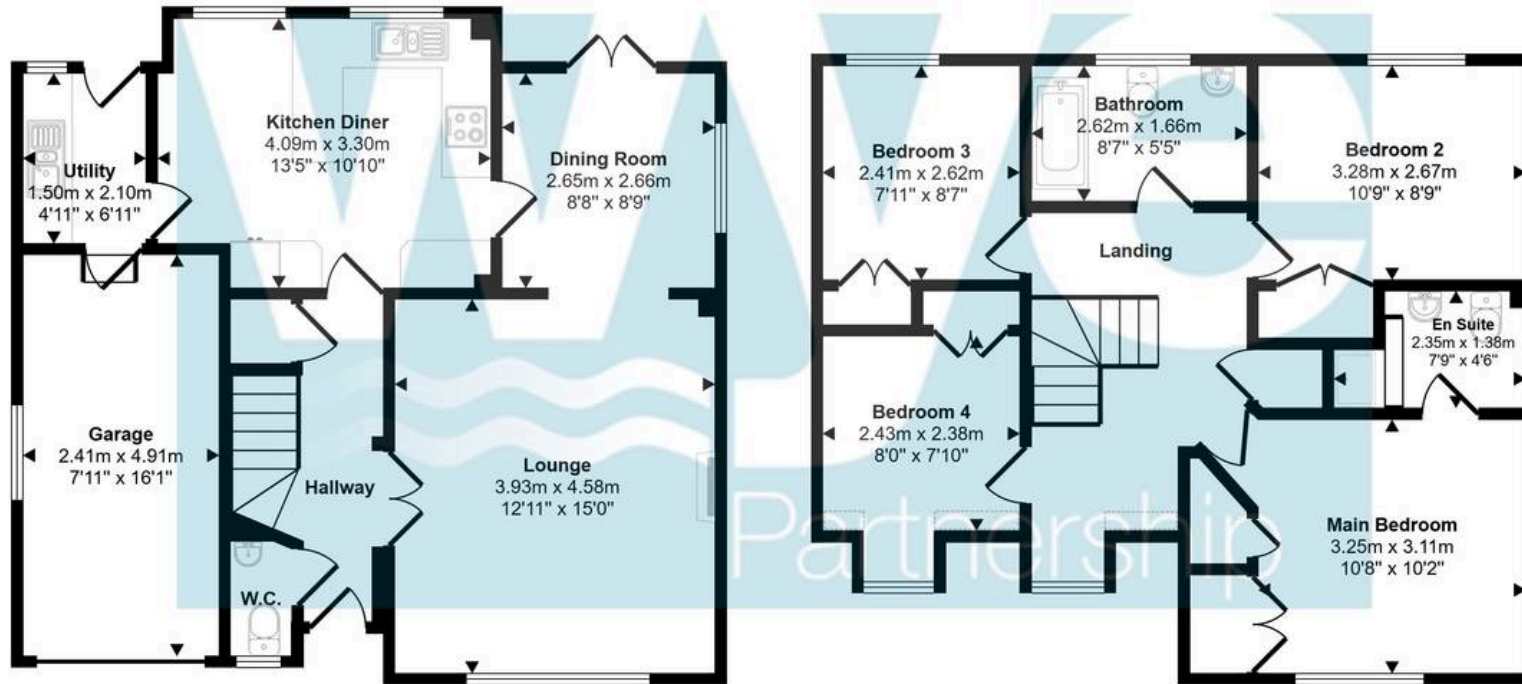
Conveniently located just a short stroll from the village store and local primary school, this delightful home is offered to the market with no onward chain. Accommodation comprises an entrance hall, cloakroom/W.C., a spacious living room featuring an attractive brick-built fireplace, a separate dining room with doors opening onto the rear garden, a well-appointed kitchen/breakfast room with integrated appliances, and a separate utility room with internal access to the garage. The bright and airy first-floor landing leads to four generous bedrooms and the family bathroom. The principal bedroom benefits from an en-suite shower room, while all four bedrooms feature built-in wardrobes. Further benefits include gas-fired central heating, double-glazed windows throughout, and excellent natural light. Outside, a block-paved driveway provides off-street parking and leads to the garage with an electric up-and-over door. The front lawn offers potential for additional parking, subject to any necessary consents. To the rear, the private enclosed garden is mainly laid to lawn with a patio area, creating an ideal space for outdoor entertaining and relaxation.







Approx Gross Internal Area
122 sq m / 1309 sq ft



Ground Floor
Approx 64 sq m / 691 sq ft

First Floor
Approx 57 sq m / 618 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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