



6 Ridgeside, Bledlow Ridge - HP14 4JN

Guide Price £500,000

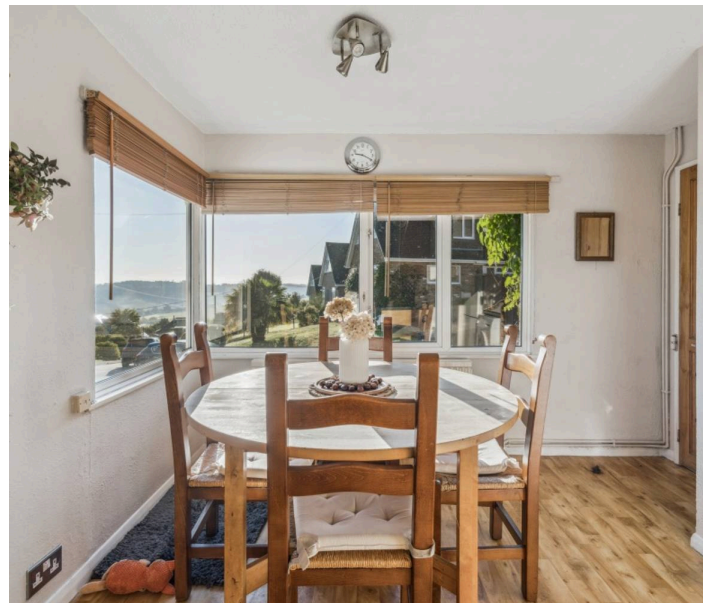
**TR** TIM RUSS  
& Company





- Three bedrooms across both floors
- Far reaching views from elevated, cul de sac position
- Village amenities including, school, cafe, pub and sports facilities
- Kitchen/breakfast room
- 0.17 acre plot with generous rear garden
- Garage and parking for three cars
- Scope for modernisation and extension
- No onward chain

Bledlow Ridge is a thriving village community set within an Area of Outstanding Natural Beauty in the Chiltern Hills. The village benefits from an Ofsted-rated Outstanding primary school and lies within the catchment area for highly regarded secondary grammar schools in both High Wycombe and Aylesbury. The surrounding countryside offers an abundance of scenic walks, while village amenities include The Boot gastro pub, village shop, café, and tennis and cricket clubs. Nearby towns such as Princes Risborough and High Wycombe provide an excellent range of shopping, leisure facilities and mainline rail connections. London Marylebone can be reached from Saunderton station (approximately 35 minutes), located around 2 miles away, while the M40 motorway is approximately 5 miles distant. Further amenities can be found in the nearby market towns of Princes Risborough, Marlow, Thame and High Wycombe, all offering a wide selection of shops, leisure facilities and additional rail services into London.





A versatile family home arranged over two floors, enjoying an elevated cul-de-sac position with far-reaching views and offered with no onward chain. The accommodation offers flexibility, with two bedrooms to the ground floor alongside a dual-aspect kitchen/breakfast room and cloakroom. To the first floor is a generous triple-aspect sitting room, a modern fully tiled bathroom, and the principal bedroom. The far-reaching views are particularly enjoyed from both the principal bedroom and the sitting room. Externally, the property benefits from a garage, driveway parking for up to three vehicles, and a generous L-shaped rear garden, laid to patio and lawn and enjoying a good degree of seclusion. The house offers excellent scope for modernisation and potential extension, subject to the usual consents.

Council Tax band: E

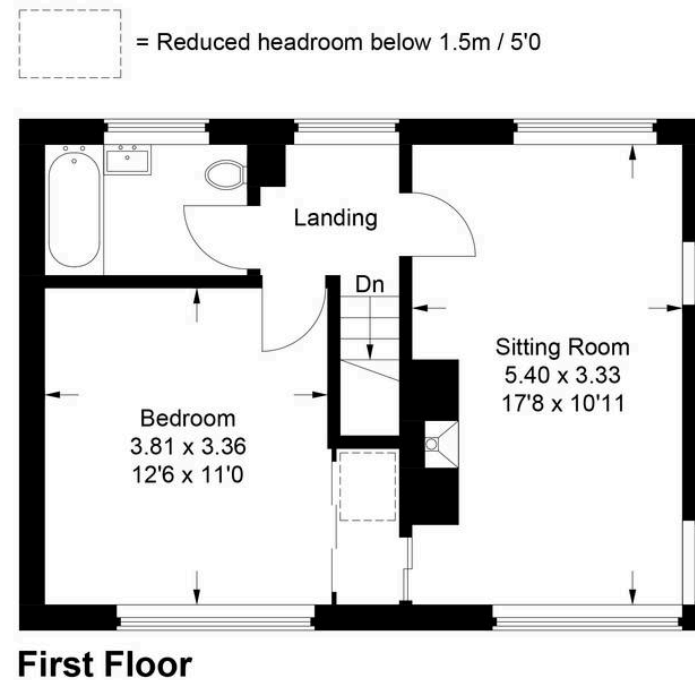
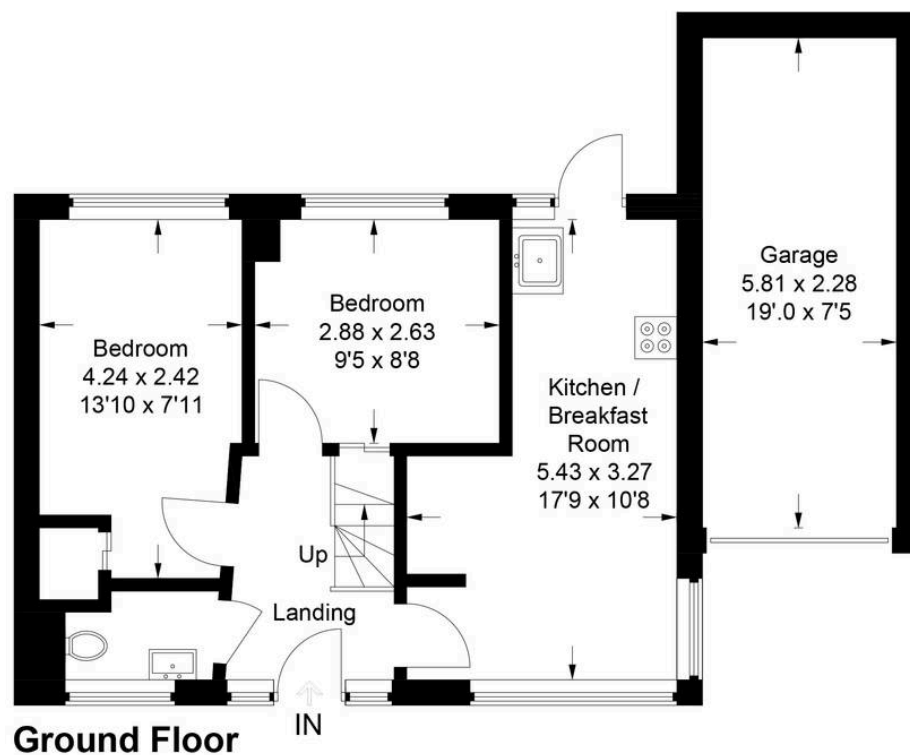
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F







Approximate Gross Internal Area  
91.9 sq m / 990 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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## Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



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