



1 GREEN END COTTAGES, RADNAGE
PRICE: £1,250,000 FREEHOLD

am ANDREW
MILSON

**1 GREEN END COTTAGES
GREEN END ROAD
RADNAGE
BUCKS HP14 4BY**

PRICE: £1,250,000 FREEHOLD

Set in a stunning rural location on the outskirts of the popular village of Radnage and with far reaching views over surrounding farmland this truly delightful Grade II listed brick and flint family home having been stylishly improved and extended to create a clever blend of charm, character and contemporary style living accommodation strongly recommended for an internal inspection.

LANDSCAPED GARDENS WITH ADJOINING AREA OF AGRICULTURAL LAND AND FARMLAND BEYOND:

SIX BEDROOMS:

FAMILY BATHROOM:RECEPTION HALL:

LIVING ROOM WITH INGLENOOK

FIREPLACE: IMPRESSIVE OPEN PLAN

KITCHEN/DINING AND SITTING ROOM:

UTILITY AREA: ANNEXE WITH LIVING

ROOM WITH VAULTED CEILING:KITCHEN:

SHOWER ROOM: SITTING ROOM:STUDY:

BEDROOM: OIL FIRED CENTRAL HEATING:

AMPLE DRIVEWAY PARKING

TO BE SOLD: a truly charming and cleverly designed and extended family home with many attractive features which include a useful annexe that provides well planned and adaptable living accommodation, a spacious open kitchen area that leads onto a lovely landscaped garden which backs onto open countryside, living room with Inglenook fireplace and a long driveway that provides ample parking. This property 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 Saundertson Railway Stations link with London Marylebone.

The accommodation comprises:

OAK FRAMED ENTRANCE HALL with part glazed door to



RECEPTION HALL front aspect window, stairs to first floor with storage cupboard under, additional larder cupboard, beamed ceiling, radiator. Opening through to



IMPRESSIVE OPEN PLAN KITCHEN/DINING AND SITTING AREA: fitted with cottage style floor and wall units, granite work surfaces, central island/breakfast bar with induction hob with extractor fan over and oven below, AGA for central heating, hot water and cooking, oak framed and glazed roof over the sitting area and bifold doors to the rear

garden, enamel sink, space for fridge/freezer and dishwasher, tiled floor. Double doors to



LIVING ROOM a front aspect room with attractive Inglenook fireplace with cast iron log burner, wooden flooring, beamed ceiling, radiator. Opening through to **UTILITY AREA** with cupboard housing space and plumbing washing machine and tumble dryer and airing cupboard, double doors to courtyard and panelled door to **ANNEXE**



LIVING ROOM with beamed and vaulted ceiling, oak flooring, full width doors to garden, tv point. Door to **KITCHEN** with matching cottage style units, granite work surfaces, enamel sink, oak flooring, ceramic hob with oven below and extractor fan over, space for fridge and door to garden.

SHOWER ROOM with double sized shower, wash basin, low level wc, radiator, tiled floor.



SITTING ROOM with bifold doors to patio, oak flooring, tv point.

FIRST FLOOR LANDING with Velux window.

STUDY/BEDROOM a rear aspect room with Cathedral style window and Juliette balcony, beamed ceiling, oak flooring.

BEDROOM with Velux window, oak flooring and gallery over Sitting Room.

FROM THE RECEPTION HALL IS THE STAIRCASE TO THE FIRST FLOOR LANDING with exposed beams, wooden flooring.



BEDROOM ONE a front aspect room with beamed and vaulted ceiling, feature fireplace, access to loft space, wood flooring, radiator.

BEDROOM TWO with dual aspect windows, wood flooring, access to loft space, radiator.

BEDROOM THREE a rear aspect room with wood flooring, access to loft space, radiator.

BEDROOM FOUR a dual aspect room with wooden flooring, radiator, inset beams.

BATHROOM with claw foot freestanding bath with mixer taps and shower attachment, separate tiled and glazed shower, wash basin, low level wc, part tiled walls, radiator.

OUTSIDE



THE REAR GARDEN is another lovely feature of this property having been thoughtfully landscaped and designed by the current owners. The garden is predominately laid to lawn interspersed with well stocked flower and shrub borders. Immediately, to the rear of the house is a large seating area. Beyond the formal garden is an area of lawned agricultural land with ranch style fence surround which then backs onto farmland with superb countryside views.

TO THE FRONT is a long shingled driveway that provides ample parking with mature flower and shrub borders. Gated side access and oil container

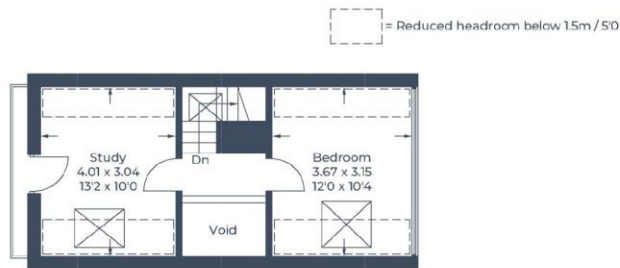
M49340626 EPC BAND: tbc
COUNCIL TAX BAND: tbc

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707. **DIRECTIONS:** USING HP14 4BY THIS PROPERTY CAN BE FOUND ON THE RIGHT HAND SIDE AFTER APPROXIMATELY ONE MILE.

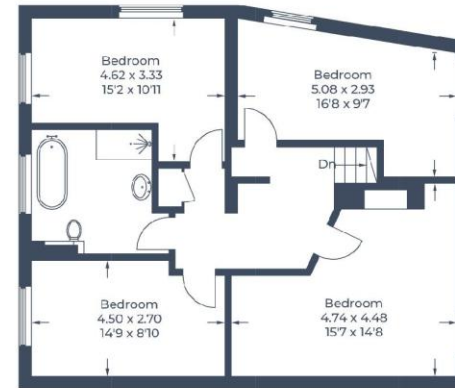


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Approximate Gross Internal Area
 Ground Floor = 161.4 sq m / 1,737 sq ft
 First Floor = 111.8 sq m / 1,203 sq ft
 Total = 273.2 sq m / 2,940 sq ft



First Floor



First Floor



Ground Floor

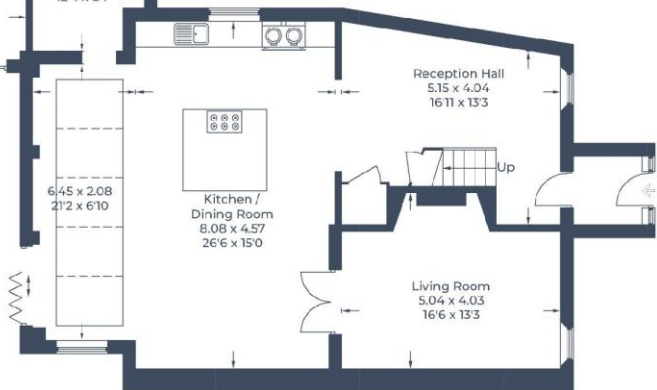


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