



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

am ANDREW
MILSON

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

PRICE: £1,000,000 FREEHOLD

A handsome six-bedroom brick and flint home on the edge of one of the Chilterns' prettiest villages, thoughtfully extended to blend period charm with contemporary family living, and set against far reaching country views. This is a country house that keeps London close: door to door, Marylebone is around 45 minutes away. Dozens of nearby public foot and bridal paths lead into the Chiltern Hills

**SUNNY 0.3ACRE GARDENS WITH
ADJOINING AGRICULTURAL LAND &
VIEWS: SIX BEDROOMS:
THREE RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: BATHROOM, SHOWER
ROOM & CLOAKROOM:
RADIATOR & UNDERFLOOR HEATING:
DRIVEWAY PARKING: RADNAGE HOUSE
EQUESTRIAN CENTRE JUST 200M AWAY.**

TO BE SOLD: this delightful six bedroom brick and flint home has been the subject of a tasteful barn style two storey extension to create adaptable and well planned accommodation ideal for a number of uses including as an annex for multi generation living. An internal inspection of this fine period home will reveal accommodation of much character and charm, including brick and flint elevations, vaulted ceilings, wooden beams and a stunning kitchen/breakfast room with access to its ample country gardens. This lovely home 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 at (J5) to Oxford, Birmingham and London with Marylebone being

served by fast trains from High Wycombe and Saunderton Stations. The accommodation comprises:

PILLARED ENTRANCE stone floor and glazed front door to

ENTRANCE HALL door to patio, stable door to dining room, wide opening to Inner Hall



INNER HALL tiled floor, beams, three storage cupboards, stairs to first floor, wide opening to Kitchen and door to

SHOWER ROOM full width shower cubicle, overhead rose, tiled and glazed wall surrounds, handheld attachment, low level WC, wash basin. on antique stand, tiled floor, heated towel rail



OPEN PLAN KITCHEN & BREAKFAST ROOM range of shaker style wall and base units with granite working surfaces, butlers sink, mixer tap, Everhot electric range cooker, fitted fridge, freezer and Miele dishwasher, space for table, tiled floor, bifold doors and side door opening to patio

DINING ROOM double aspect, exposed beams, fireplace with wood burning stove, cupboard to side, radiator, oak floor, door to sitting room



SITTING ROOM with wood burning stove, radiator, oak floor, door to original porch, and front door, stairs to first floor and opening to



FAMILY ROOM oak floor, glazed double doors to outside, windows with view over the garden, radiator

FIRST FLOOR LANDING cupboard, radiator



BEDROOM THREE double aspect, window with view over the garden, radiator



BEDROOM TWO radiator, vaulted ceiling with beams, window with view over the garden.

CLOAKROOM with low level WC



BATHROOM with white suite of panel bath shower attachment, shower cubicle with thermostatic control, pedestal basin, wooden floor, heated towel rail

BEDROOM FOUR exposed beams, radiator.

FIRST FLOOR - SECONDARY LANDING.



BEDROOM ONE. vaulted ceiling, glazed Juliet balcony, Cathedral window onto the rear garden, roof light, storage cupboards.

UTILITY ROOM with roof light, plumbing for washing machine as well as for a bathroom suite.

BEDROOM FIVE window overlooking the front beams, plumbing for bathroom suite.

BEDROOM SIX window overlooking the front garden, beams.

OUTSIDE





THE FRONT. The property is approached through a five bar gate and gravel driveway with a lawn, turning areas and pathway to original front door. There are further lawns, mature trees and shrubs and well stocked borders. **BOILER HOUSE** with wood pellet boiler supplying domestic hot water and heating.



THE REAR GARDEN is south west facing and a feature measuring approximately 130feet in depth with a flagstone patio, an expansive lawn with mature boundaries and trees.



Beyond the fence to the property is an area of **AGRICULTURAL LAND** purchased by the property owners and providing additional open plan amenity space and superb country views.



M49360626 EPC BAND: E
COUNCIL TAX BAND: F

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

DIRECTIONS: using **HP14 4BY** when driving from the village centre this property is on the right hand after approximately one mile.

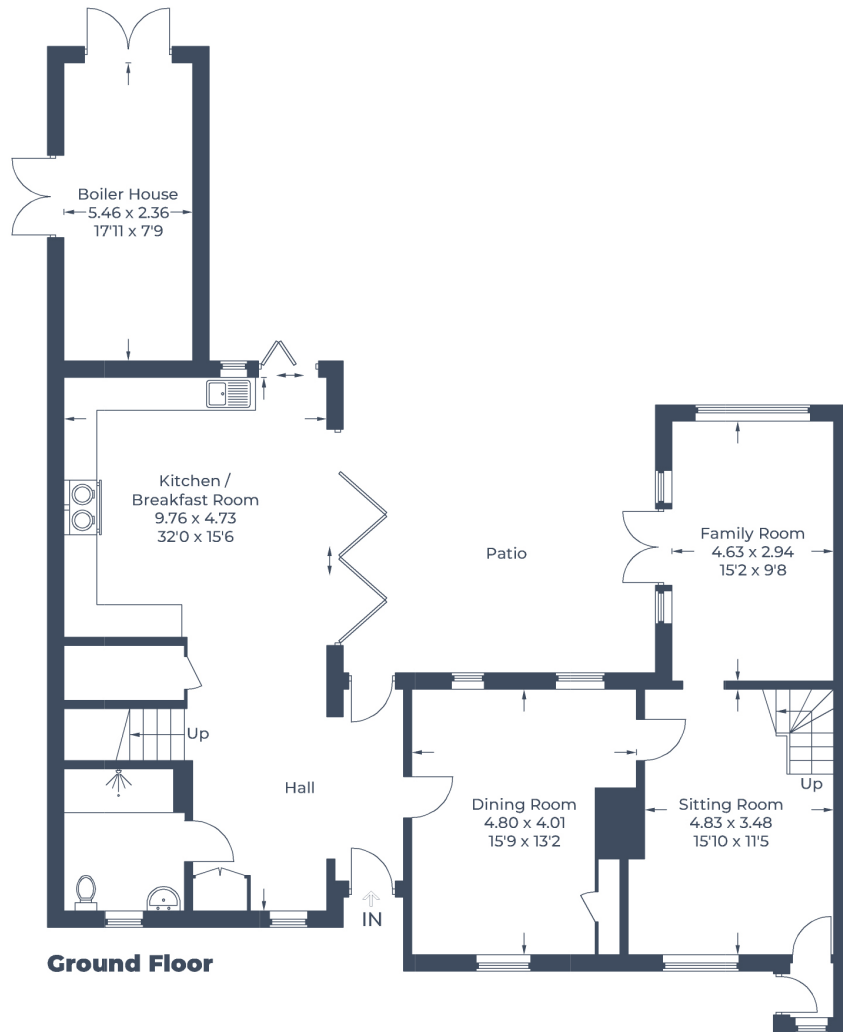
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For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

DRAFT SALES PARTICULARS.
AWAITING VENDORS APPROVAL

Approximate Gross Internal Area
 Ground Floor = 106.3 sq m / 1,144 sq ft
 First Floor = 99.3 sq m / 1,069 sq ft
 Boiler House = 13.3 sq m / 143 sq ft
 Total = 218.9 sq m / 2,356 sq ft



= Reduced headroom below 1.5m / 5'0

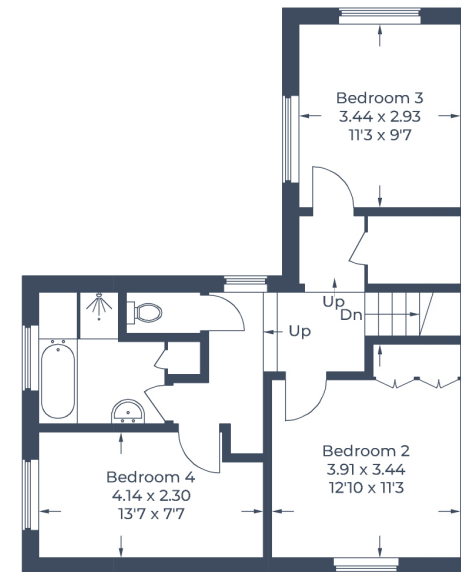
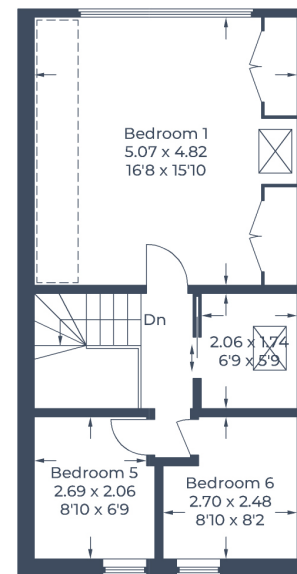


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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