



GRANGE FARM
RADNAGE, BUCKINGHAMSHIRE



A BEAUTIFUL GRADE II LISTED FARMHOUSE WITH BARN IN AN IDYLIC CHILTERN'S VALLEY.

Situated in a delightful valley surrounded by woodland, Grange Farm offers the most peaceful of settings. A lovely Grade II Listed home, dating back in part to the 17th Century with later additions with many period features and complimented by a large unconverted barn and separate artists workshop/studio.

   EPC
6 3 4 F

Local Authority: Buckinghamshire County Council

Council Tax Band: H

Services: Mains electricity, water, oil fired central heating, private drainage

Tenure: Freehold

What3words: ///lingering.playful.feast

LOCATION

Grange Farm is situated in this delightful valley on the edge of the Chilterns escarpment, Grange Farm is positioned on a gently sloping, south facing site surrounded by its own gardens and grounds. Bennett End forms part of the larger, dispersed parish of Radnage and is surrounded by beautiful open farmland with dense woodland on the hills to the south. The area benefits from a very well-regarded restaurant The Sir Charles Napier. Just above Bennett End, a footpath climbs through Pophley's Wood to the centre of Radnage, with its small village school, a Public House and village hall. The immediate countryside is interlaced with wonderful walks and bridleways and national walking and cycle paths pass nearby.

For the commuter the M40 (junction 5) is just 4.5 miles giving access to London, Oxford and the national motorway network. There are main line railway stations giving fast access to London Marylebone and Oxford at Princes Risborough, Saunderton and High Wycombe. Buckinghamshire is renowned for its schooling and Radnage falls in the catchment of very well regarded independent and state schools for boys and girls of all ages.

M40 (J5) 4.5 miles

High Wycombe 6 miles

London Marylebone 30 minutes

Princes Risborough 6 miles

Thame and Marlow both under 10 miles

Central London 41 miles

(All distances and times approximate).



GRANGE FARM

Dating back in part to the 17th Century with additions from the 19th and 20th Centuries the accommodation is as shown in the floor plans. The lovely front door leads into the reception hall which is open to the dining room and drawing room beyond, both beamed and with open fireplaces. There is a good sized study with wood burner and bay window offering stunning views down the valley. Across the back of the house is the kitchen/breakfast room centred around an Aga, further large utility room, inner hallway and workshop/hobbies room. There is also a plant room and cloakroom.

The first floor comprises the main bedroom suite with dressing area, large bedroom with bay window and views and an en suite bathroom. There are 5 further bedrooms, 2 bathrooms, a night cloakroom and walk in linen store/airing room.





OUTBUILDINGS

Set a short distance from the house is a lovely, unconverted three bay barn with adjoining workshop. Below the house to the south is a further good sized outbuilding previously used as an artists workshp and studio.

GARDENS AND GROUNDS

Approached from Grange Farm Road, a single track lane leading from Bennet End and through the valley, a delightful tree lined driveway sweeps past the gardens to one side and woodland to the other and leads up to the house, barn and parking areas. The gardens are an undoubted feature, beautifully planted with many established floral and shrub beds, specimen trees and a large pond to the south of the house. To the rear are further areas of part walled gardens with gated access through to the woodland rising above the property. Beyond the gardens are areas of paddock and woodland, the whole extends to approximately 11.5 acres.





Approximate Gross Internal Area
 Ground Floor = 177.6 sqm / 1,912 sq ft
 First Floor = 163.3 sqm / 1,758 sq ft
 Cellar = 12.6 sq m / 136 sq ft
 Loft = 7.6 sqm / 82 sq ft
 Outbuildings = 163.3 sqm / 1,758 sq ft
 Total = 524.4 sq m / 5646 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. (ID767266)

We would be delighted
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