



Green End Road  
Radnage

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Bonners & Babingtons



A rarely available 3 bedroom detached property set within a plot of 0.83 acre of beautiful landscape south facing gardens, offering exciting potential to create your dream home. Situated on arguably the best road in Radnage, with fabulous countryside views and walks. Chain Free

## The Small House, Green End Road, Radnage, HP14 4BY

Offers in Excess of: £880,000

- Rarely Available
- 3 Bedroom Detached Property
- 0.83 of an Acre Plot
- Great Potential to Extend or Amend
- Beautiful South Facing Landscaped Garden
- Stunning Countryside Views & Walks
- Arguably the Best Road in Radnage
- Double Garage & Workshop
- Chain Free



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

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## Location

Radnage is a small village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church and two thriving pubs. There are also a number of exhilarating walks and rides in the immediate vicinity. Despite its rural atmosphere, the village is close to High Wycombe, Stokenchurch, Chinnor and Princes Risborough as well as being a short drive from the M40 motorway. High Wycombe town centre has recently undergone a transformation with The Eden retail development now being the heart beat of the town. Here, one can find an excellent range of shops, restaurants and leisure facilities.

In terms of schooling, the village has a well-regarded combined school, as well as nationally recognized senior schools such as the Royal Grammar School, Wycombe High, and John Hampden Grammar School. Schooling is clearly a major factor why so many people like to buy properties in Radnage, but it is also its accessibility to London which appeals.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



## Description

A unique 3 bedroom detached property set within a plot of 0.83 of an acre of beautiful landscape south facing gardens, offering exciting potential to create your dream home. Situated on arguably the best road in Radnage, with fabulous countryside views and walks. Chain Free

The property is discretely set back from the road within its own horseshoe driveway and pretty front garden, setting an impressive entrance. The property already boasts three double bedrooms all with fitted wardrobes, and a converted loft room, a family bathroom with bath and separate shower and additional WC. The dual aspect reception room with original open fire place and French doors opening into the rear conservatory that runs the width of the house and overlooks the beautiful south facing rear garden.

The family kitchen/diner has ample eye and waist level storage units, double ovens, hob and plumbing for a dishwasher. In addition there is a large dual aspect utility room with plumbing for white goods, sink, built in storage and a door to the garden, making this the perfect entrance for mucky dogs or children.

The double garage and work shop has power and lights and is attached to the main house. With the correct planning permission this space could be incorporated within the current accommodation provided.

The property and plot size lends itself to the possibilities to extend or amend to create your dream home.

## Outside



To the front of the property is a well manicured garden and a horse shoe driveway to accommodate parking for numerous cars. The stunning extensive rear south facing garden has been a much loved area and boasts established beds and boarders, a selection of mature trees including apple and eucalyptus, rose bushes, acers and an ornamental pond with water feature. The view from the end of garden across the rolling countryside is breath taking.

## General Remarks and Stipulations

### Tenure



Freehold

#### Services

Mains drainage, Oil Central Heating

#### EPC Rating

TBC

#### Local Authority

South Oxfordshire District Council

#### Viewing

Strictly by appointment with Bonners & Babingtons

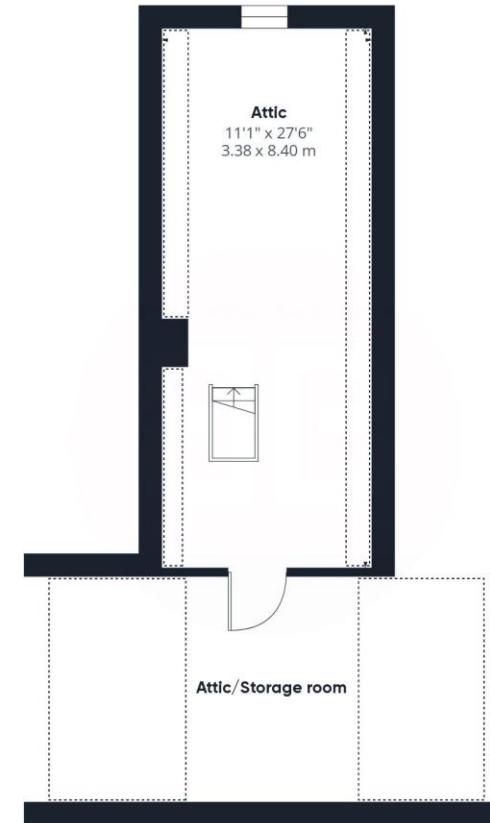
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**Approximate total area<sup>(1)</sup>**

2219.37 ft<sup>2</sup>  
206.19 m<sup>2</sup>

**Reduced headroom**

66.17 ft<sup>2</sup>  
6.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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