



CHURCH STILE

TOWN END ROAD, RADNAGE, HP14



A BEAUTIFULLY PRESENTED VILLAGE HOME

A delightful four/five bedroom family home that has been greatly improved by the current owners. Situated in a stunning rural location, with gardens and grounds of just over 5 acres.

			EPC
4-5	2	3	E
			

Local Authority: Buckinghamshire Council
Council Tax band: H
Tenure: Freehold

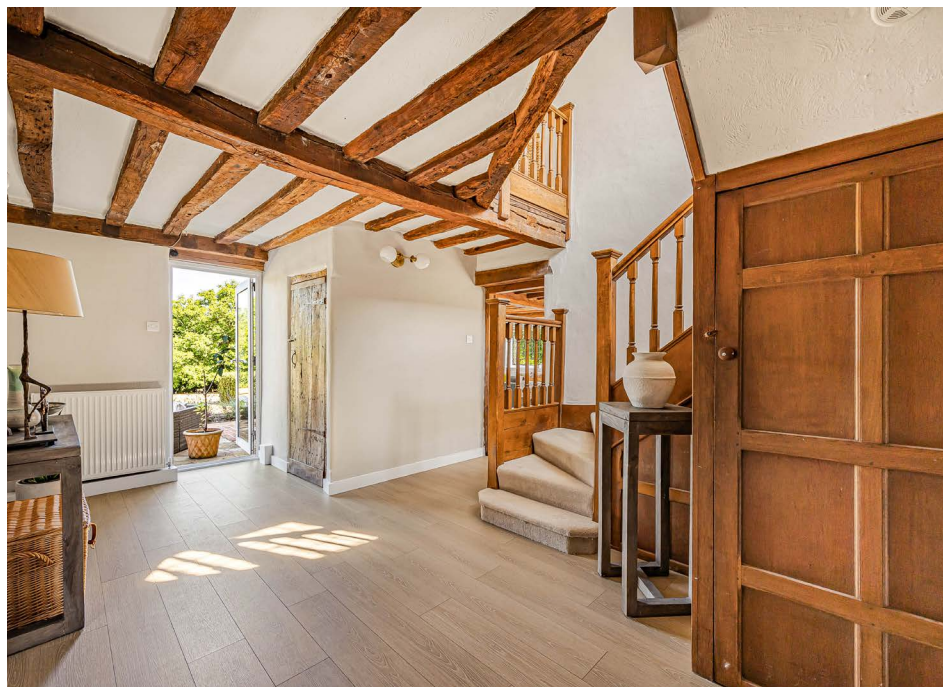
Services: Mains electricity and water. Oil fired central heating & private drainage.
What3Words: ///airfields.groom.february

Agents note: The property is also/formally known as Kirk Stile.



DISTANCES

M40 Junction 5 (Stokenchurch) 4 miles
 Saunderton (Chiltern Line) 4 miles
 High Wycombe 6 miles
 Heathrow 31 miles
 London 40 miles.
 (All distances and times are approximate)





LOCATION

Enjoying an enviable position on the edge of the picturesque Chilterns village of Radnage, the property combines the charm of a rural setting with excellent connectivity. The M40 provides convenient road links to London and the surrounding region, while regular rail services from nearby High Wycombe offer direct access to London Marylebone.

Radnage benefits from a welcoming community atmosphere, with traditional village pubs close at hand in Radnage, Bledlow Ridge and Spriggs Alley. Everyday amenities, including shops, a supermarket, garage and additional local services, can be found in nearby Stokenchurch. For a wider range of shopping and leisure facilities, High Wycombe is easily accessible.

Buckinghamshire is highly regarded for its outstanding schooling. Radnage is served by a local primary school, while the county continues to uphold its renowned grammar school system, offering an excellent choice of state and independent schools.





CHURCH STILE'S ACCOMMODATION

Originally believed to have been three 18th century cottages, Church Stile now offers accommodation extending to around 3,400 sq ft. Whilst retaining much of the original character, the house has been greatly improved over recent years; now combining its original heritage with a contemporary feel, suitable for modern living.

The layout is as shown on the floorplan. Church Stile is entered through the front door into a charming reception hall, with stairs rising to the first floor, and doors to both the impressive sitting room with open fire, as well as the charming family room. From here, a door leads to the kitchen/dining area- a lovely space perfect for family life. Beyond the kitchen/dining room the rear hall gives access to the utility, boot room and storeroom.

On the first floor there is the principal bedroom with en-suite bathroom, four further double bedrooms, a family bathroom and night cloakroom.



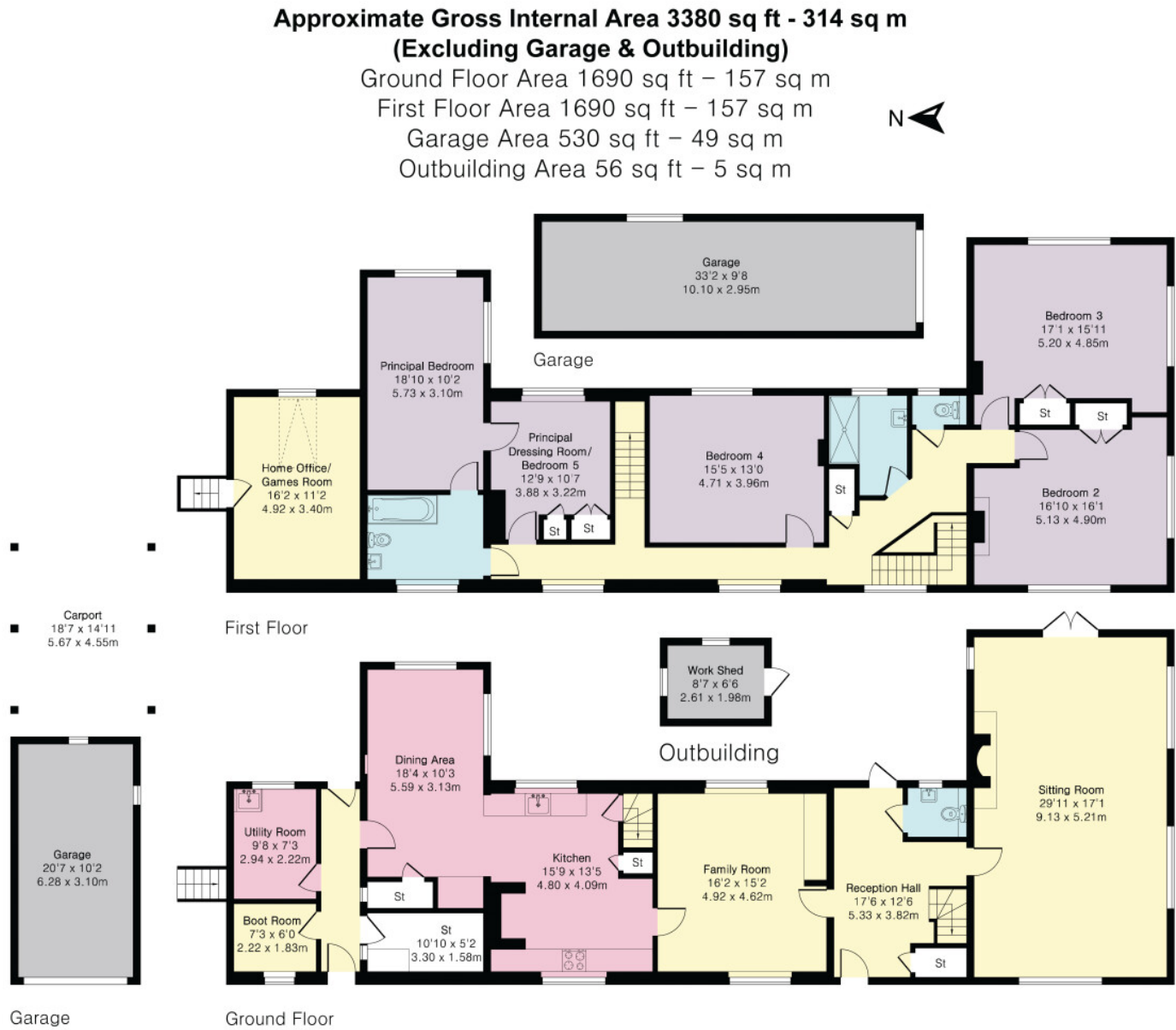


GARDENS AND GROUNDS

To the front of the house, there is an area of parking and one of the garages. The front door is approached across a paved courtyard with pond. There is a further sweeping driveway from the lane leading to additional areas of parking and the second garage building.

Totalling just over 5 acres, the gardens and grounds surround the house, with a wide terrace across the back of the house leading to large areas of lawn, the outdoor, heated swimming pool and tennis court. There are two separate paddocks; each with its own vehicular access. The gardens are interspersed with mature trees and the surrounding countryside and vineyard afford delightful views in every direction.





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)



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