



Green End Road
Radnage

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Bonnars & Babingtons



A handsome 4 bedroom detached brick and flint farmhouse dating back to 1843 with further planning granted for a substantial extension. Set within a small courtyard of just 4 other properties along a private lane and boasting fabulous countryside views. Chain Free

Green End Farmhouse, Green End Road, Radnage, HP14 4BX

Guide Price £1,250,000

- Four Bedroom Brick & Flint Detached Farmhouse
- Planning Permission for a substantial Extension
- Fabulous Countryside Views
- Two Reception Rooms
- Farmhouse Kitchen & Separate Utility Room
- Master Bedroom with Stunning Views & ensuite Shower
- Two Further Bathrooms
- Original Feature Fireplaces
- South East Facing Garden Backing onto Farmland
- Double Garage



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

01844 354554

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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. There are lots of footpaths and bridleways in the immediate vicinity and some link up to the Ridgeway. Despite its rural atmosphere, the village is close to Stokenchurch, Chinnor, Princes Risborough and High Wycombe.

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 School, and John Hampden Grammar School within catchment.

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 Princes Risborough just 5 miles away, with links to London Marylebone (35 minutes) and Birmingham.



Description

The property consists of: entrance hallway where all rooms lead from. There are two generous size reception rooms to the front of the property, one benefitting from a wood burning stove and the other dual aspect room overlooking the side garden has an original open fire place.

The dual aspect farmhouse kitchen that overlooks the garden and surrounding countryside, has ample eye and waist level storage units, integrated fridge/freezer, space for white goods, and a top of the range oil fired Aga with electric companion and gas hob. In addition there is a separate utility room with sink, plumbing for white goods and additional storage. Also on the ground floor is a useful shower room with WC.

Upstairs

There are four double bedrooms all with original fireplaces and a family bathroom with a luxury claw bath. The dual aspect master bedroom boasts stunning views and a modern ensuite shower room.

Outside

The south East facing garden backs onto glorious open countryside, and is laid mainly to lawn with a sociable patio area, ready for the next owner to enjoy and add their mark. There is also a double garage at the front of the property, that also opens into the garden.

Other notable features include: oil central heating and new windows. Please note the property is on private sewerage pumping system shared with the neighbouring houses, that connect to the main drains.



Planning reference: <https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=9805904FUL>

publicaccess.wycombe.gov.uk



General Remarks and Stipulations

Tenure
Freehold

EPC Rating
TBC

Local Authority
Wycombe District Council

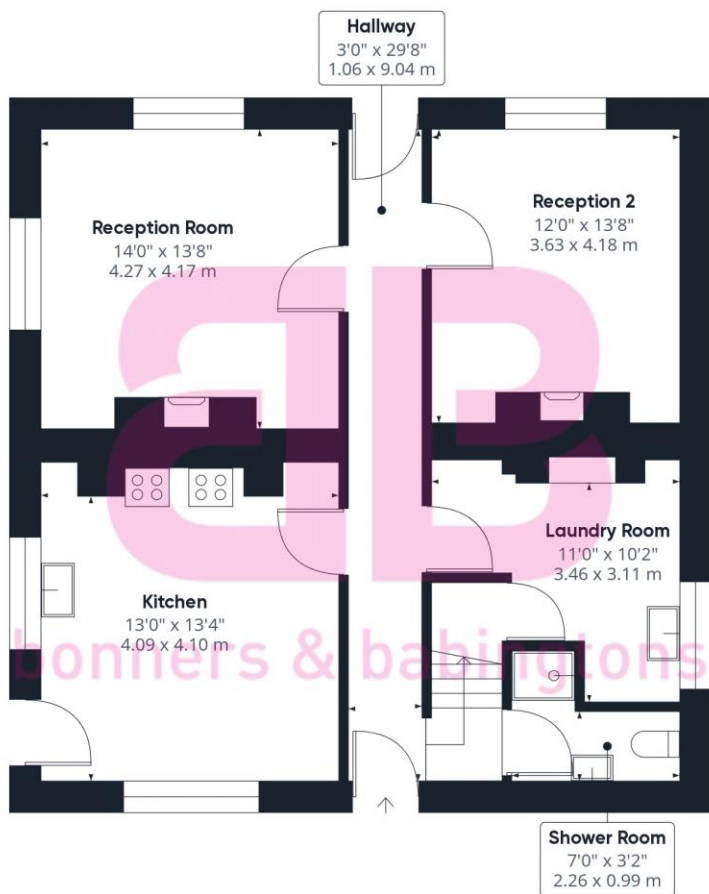
Viewing
Strictly by appointment with Bonners & Babingtons

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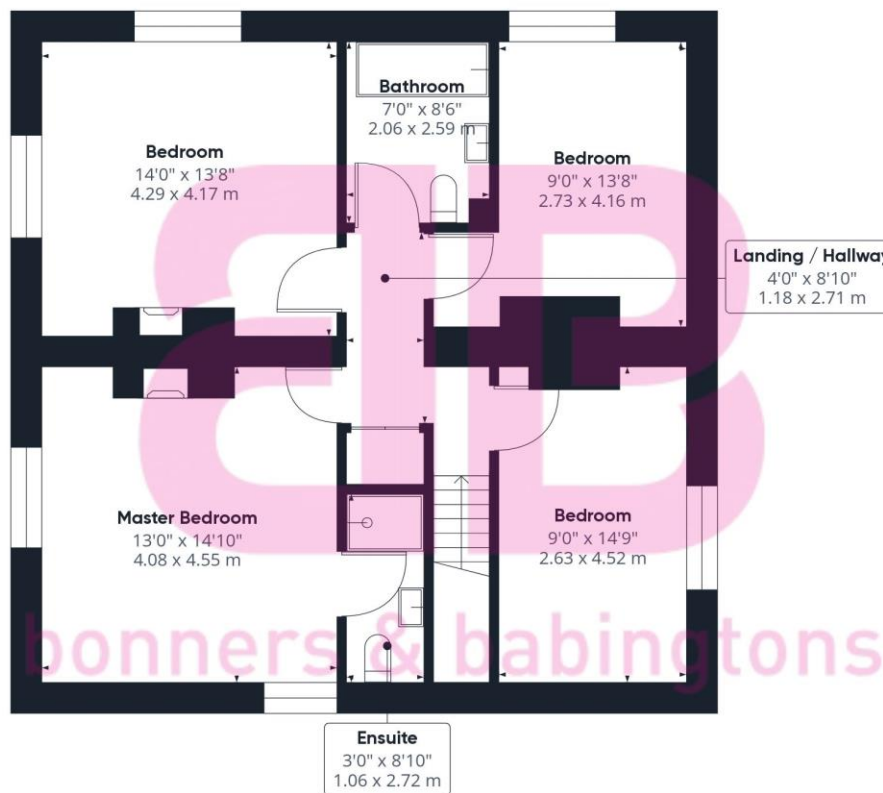
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1644.19 ft²

152.75 m²

(1) Excluding balconies and terraces

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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