



Radnage Common Road  
Radnage

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A successfully extended detached contemporary property, that has been finished to a very standard, with a spectacular garden backing on to open paddock land. Situated on one of the best no through roads in this beautiful village, with fabulous countryside walks on your doorstep.

## Last Pitch, Radnage Common Road, Radnage, HP14 4DD

### Guide Price of £800,000

- Stunning Contemporary Detached Property
- 3 Double Bedrooms
- Fabulous Open Plan Reception/Family Room
- Separate Utility Room
- Upstairs Master Bedroom with Picture Gallery Window
- Modern Luxury Bathroom with Separate Shower
- Downstairs Cloakroom
- Spectacular Garden Backing onto Open Paddock Land
- Situated on a Quiet No Through Road
- Ample Off Road Parking
- Out Building Providing a Home Office & Workshop



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

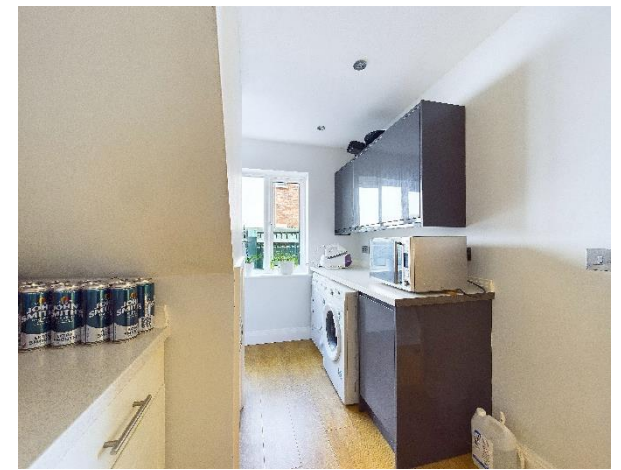
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## Location

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. 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 recognised 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: main entrance hallway where all rooms lead from. To the front of the property there are two spacious double bedrooms, both with generous built in wardrobes and a modern downstairs cloakroom.

The reception/family room really is the heart of the home, warm and cosy in the winter with a wood burning stove, and bright and sunny in the summer with bi-fold revealing the pretty garden and paddocks beyond, making this the perfect place to entertain family and friends in true style and comfort. The well appointed kitchen has ample eye and waist level units, granite work tops, middle island with seating, double ovens, double fridge and freezer and wood flooring throughout.

From the kitchen there is a separate utility room, with plumbing for white goods and further storage.

The upstairs master bedroom boasts private elevated views through the picture gallery window, no curtains required!! and a double walk in wardrobe.

There is also another double wardrobe in the hallway and a fabulous family bathroom, with bath and a separate double shower and rain fall shower head, heated towel rail and vanity unit.



## Outside

To the front of the property there is a small garden and ample parking for numerous vehicles.

The rear garden is laid mainly to lawn with a sociable patio area and mature hedging and trees providing privacy and backing onto pony paddocks. You might be lucky enough to see the resident Kite.

The out building provides a comfortable home office with double glazing, heating, power and lights and a workshop.

Other notable features include: double glazing throughout, LPG central heating, cavity wall insulation and a modern boiler.

**Please note the house has been completely renovated since the EPC was produced.**



## General Remarks and Stipulations

### Services

LPG gas central heating, mains drains and water.

### EPC Rating

F

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

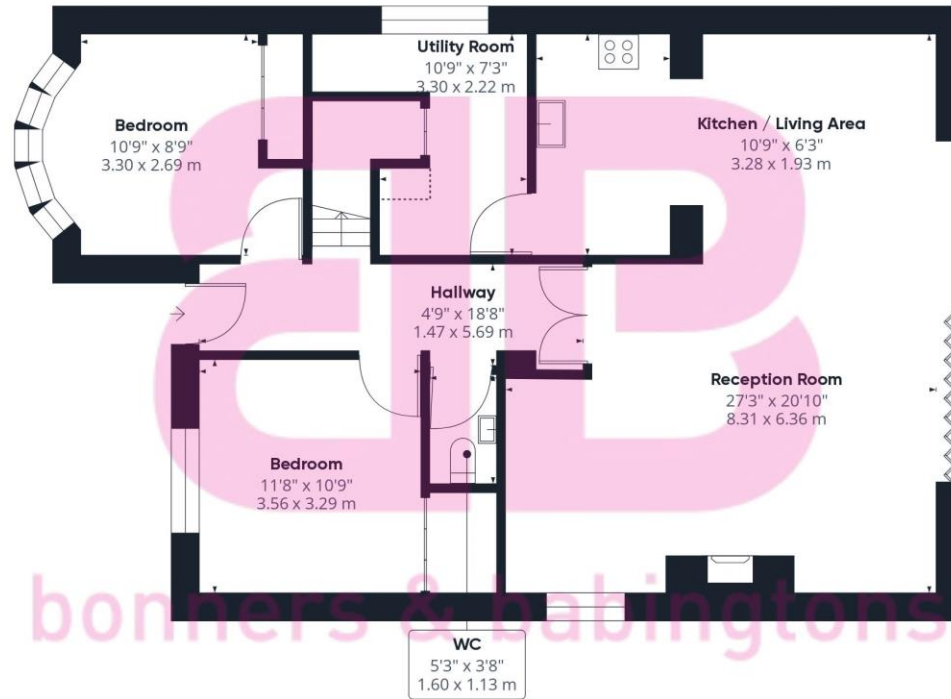
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1739.77 ft<sup>2</sup>

161.63 m<sup>2</sup>

**Reduced headroom**

932.8 ft<sup>2</sup>

8.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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