



Virginia Gardens, Bledlow Ridge, High Wycombe, Buckinghamshire, HP14 4JL

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bonners & babingtons



A beautifully presented 4/5 bedroom detached family home positioned on an elevated plot with stunning views over looking the Chilterns countryside. The property is located within the highly sought after village of Bledlow Ridge with an excellent primary school, country store, public house and countryside walks and excellent bus links all within walking distance of the property.

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Guide Price - £825,000

- DETACHED FAMILY HOME
- 4 / 5 BEDROOMS
- OPEN PLAN LIVING
- CONTEMPORARY INTERIOR
- FLEXIBLE ACCOMODATION
- COUNTRYSIDE VIEWS
- MASTER BEDROOM WITH ENSUITE
- THREE RECEPTION ROOMS
- VILLAGE LOCATION
- PRIVATE REAR GARDEN
- DRIVEWAY
- NO UPPER CHAIN!



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## Bledlow Ridge

The sought after village of Bledlow Ridge is situated in an Area of Outstanding Natural Beauty within the Chiltern Hills. The village provides a local shop and The Boot, a popular Gastro pub.

Bledlow Ridge School provides excellent primary education in the village with Grammar schools nearby at High Wycombe. There are a good range of independent schools in the general area including Godstowe, Wycombe Abbey, St Teresa's, Griffin House School and Pipers Corner.

The nearby towns of Princes Risborough, Chinnor and High Wycombe all offer an excellent range of shopping and leisure facilities whilst for the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough (Marylebone – 35 minutes).

Junction 5 of the M40 is some 5 miles away.



## Description

A beautifully presented 4/5 bedroom detached family home positioned on an elevated plot with stunning views overlooking the Chilterns countryside. The property is located within the highly sought after village of Bledlow Ridge with an excellent primary school, country store, public house and countryside walks and excellent bus links all within walking distance of the property.

The property accommodation is split across three floors, on the middle floor there is an entrance hallway leading through to a light and spacious kitchen / family room with fireplace and patio doors opening to the rear garden. The kitchen is of a modern design benefiting from waist height and eye level cupboards, quartz work surfaces, a built in breakfast bar and appliances including a fridge / freezer and dishwasher and wine fridge.

Just off the kitchen there is a formal reception room also with fireplace and views over the 'Ridge' as well as a good sized utility room / boot room with ample storage including a downstairs toilet.

On the top floor you will find a dual aspect, master bedroom with built in wardrobes and views overlooking the countryside as well as a modern ensuite bathroom with separate shower and bath. two further good sized double bedrooms, a further single bedroom and a modern family bathroom with bath and separate shower.

The current owners converted the garage back in 2005 which has expanded the living accommodation now creating two further reception rooms which have multiple uses depending on the buyer's requirements. The first room is currently being used as a gym however, at one point was being used as bedroom 5 as there is a shower room located adjacent. The second room also has many uses either a family room / study or even a teenage den.

To the rear, patio doors from the kitchen / family room open to the private, sunny, rear garden with patio area, perfect for alfresco dining during the summer months.

To the front, a brick laid driveway with parking for 2/3 cars and on street parking if required.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space.

NO UPPER CHAIN!





### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

Mains gas central heating, drainage, electric & water.

#### EPC Rating

C

#### Local Authority

Buckinghamshire Council

#### Post Code

HP14 4JL

#### Viewing

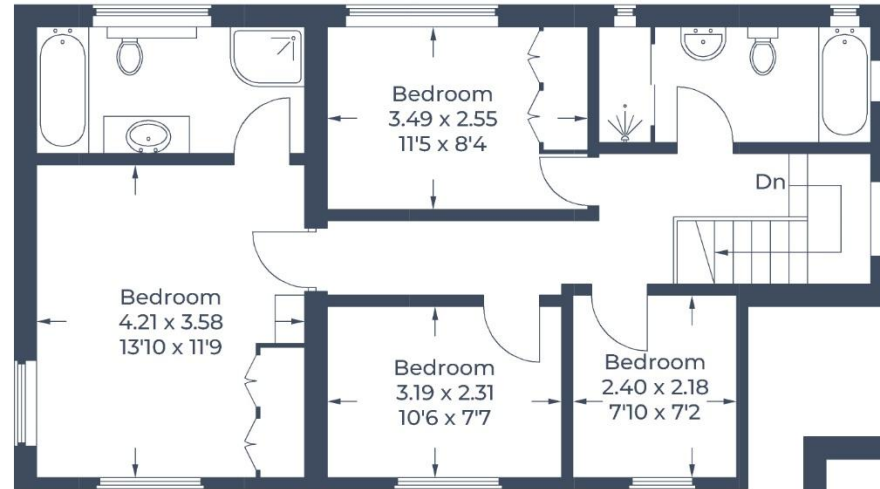
Strictly by appointment with Bonners & Babington's

#### Fixtures and Fittings

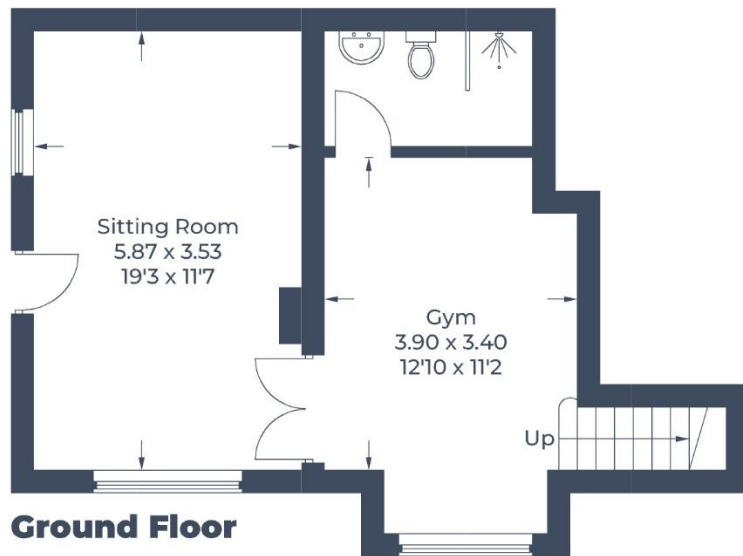
Via separate negotiations



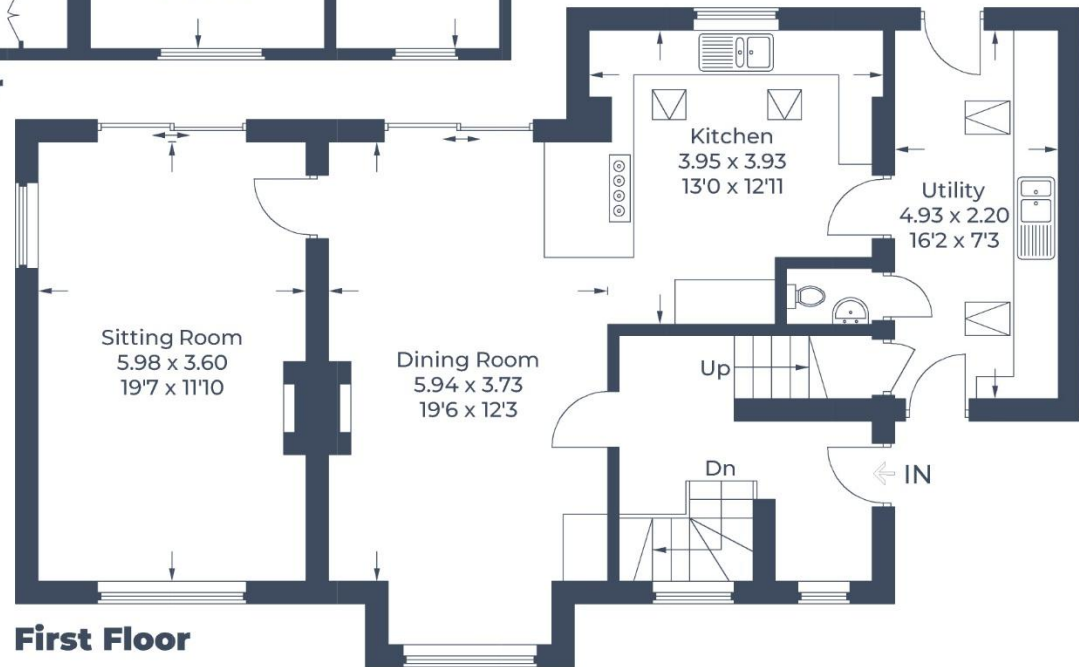
Approximate Gross Internal Area  
 Ground Floor = 45.3 sq m / 488 sq ft  
 First Floor = 87.0 sq m / 936 sq ft  
 Second Floor = 63.1 sq m / 679 sq ft  
 Total = 195.4 sq m / 2,103 sq ft



**Second Floor**



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

