



Green End Road
Radnage

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THE MEAD

A 5 bedroom detached property discretely set within just under an acre of garden, and boasting fabulous views of the surrounding countryside. The property offers great potential to extend or amend. Situated within arguably the best road in Radnage. Offered Chain Free

The Mead, Green End Road, Radnage, HP14 4BZ

Guide Price £1,250,000

- 5 Bedroom Detached House
- Set within 0.82 of an Acre, on Arguably the Best Road in Radnage
- Chain Free
- Fabulous Countryside Views
- 3 Reception Rooms
- Large Conservatory
- Separate Utility Room
- 5 Bathrooms
- Potential to Extend or amend
- Double Garage



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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: Spacious reception hallway with a useful storage cupboard for coats and shoes to be hidden and a downstairs shower and cloakroom.

From the central hallway where all rooms lead from, there is a door to the main reception room with open fireplace and stone mullion surround. Across the inner hallway is the dining room with French doors to the garden, which is semi open plan to the kitchen. The kitchen has ample eye and waist level storage units, double ovens, built in microwave and warming tray, electric hob, integrated fridge/freezer and dishwasher. The kitchen and dining room both overlook the pretty garden and views beyond. There is a separate utility room, with sink, plumbing for white goods and a door to the garden and conservatory, making this the perfect entrance for mucky dogs and children.

From the hallway there are French doors to the conservatory with doors to the garden, and a door connecting to the utility room and kitchen.

Also on the ground floor there are three good size double bedrooms with built in storage, and the master bedroom benefitting from an ensuite bathroom, with bath and overhead shower, vanity unit and heated towel rail. In addition there is a family bathroom, with bath and overhead shower and heated towel rail.

There is also access to the integral double garage.

Upstairs there are two further dual aspect bedrooms, one boasting an ensuite bathroom and the other an ensuite bathroom with bath and separate shower, plus a study/dressing area making this the ideal teenage den or a family member looking for semi independent living.



Outside

The south and east facing wrap around garden is approximately 0.82 of an acre which is laid mainly to lawn, with a sociable patio area with pergola for summer dining, various garden sheds and a useful breeze block stable for storage. The garden has an array of mature trees, plants and hedging, snowdrops, primroses and roses bushes, a plant growing area and vegetable patch with more spring and summer plants yet to pop up.

To the front of the property, the gravel driveway offers ample off road parking, with mature hedging for total privacy and a double garage.

Other notable features include: double glazing, oil central heating, modern water tank and solar panels.



General Remarks and Stipulations

Tenure

Freehold

Services

Oil central Heating, Mains Drainage, Solar Panels

EPC Rating

D with C Potential

Local Authority

South Oxfordshire District Council

Viewing

Strictly by appointment with Bonners & Babingtons

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Approximate Gross Internal Area
Ground Floor = 230.3 sq m / 2,479 sq ft
(Including Garage)

First Floor = 62.8 sq m / 676 sq ft

Outbuilding = 15.2 sq m / 164 sq ft

Total = 308.3 sq m / 3,319 sq ft

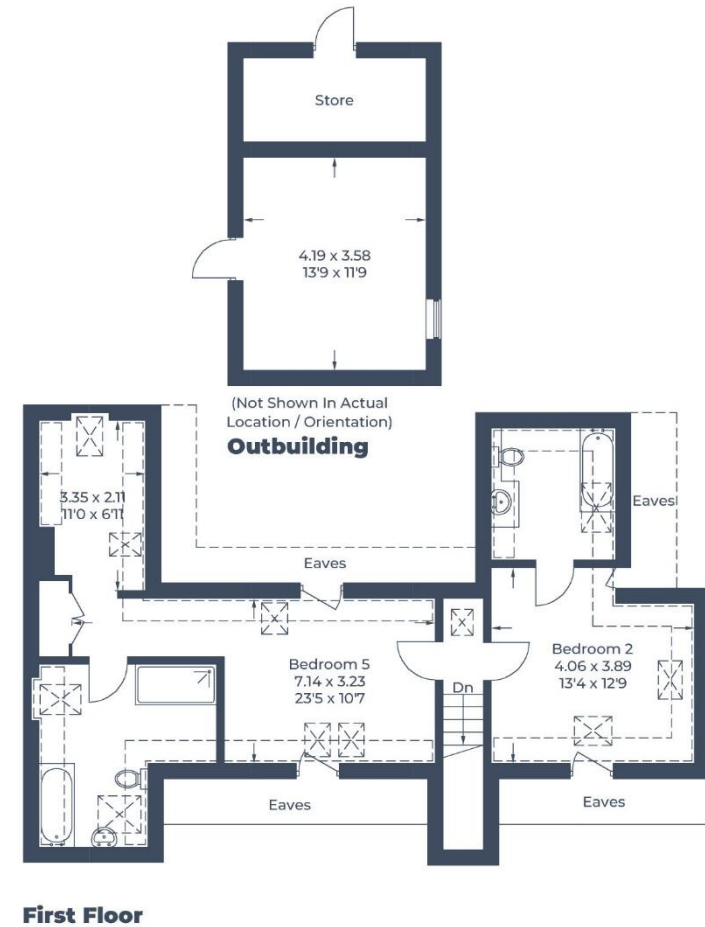
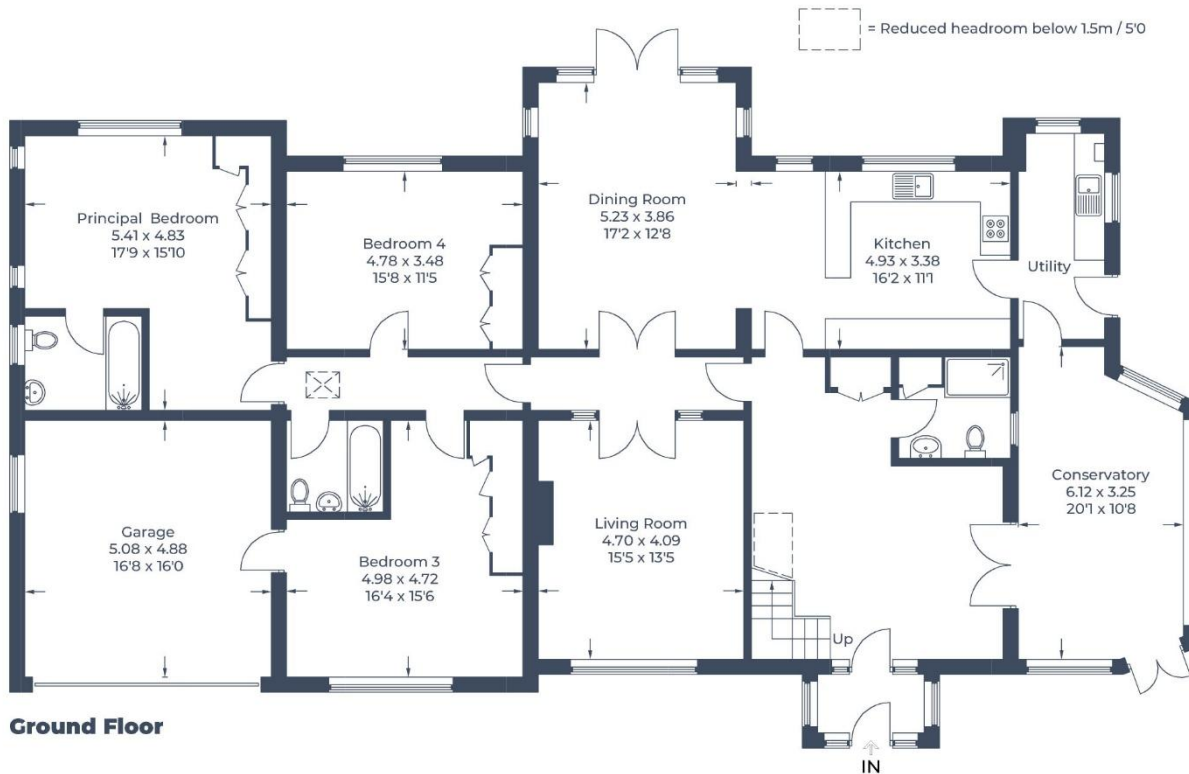


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