



Chinnor Road, Bledlow Ridge, Buckinghamshire, HP14 4AW

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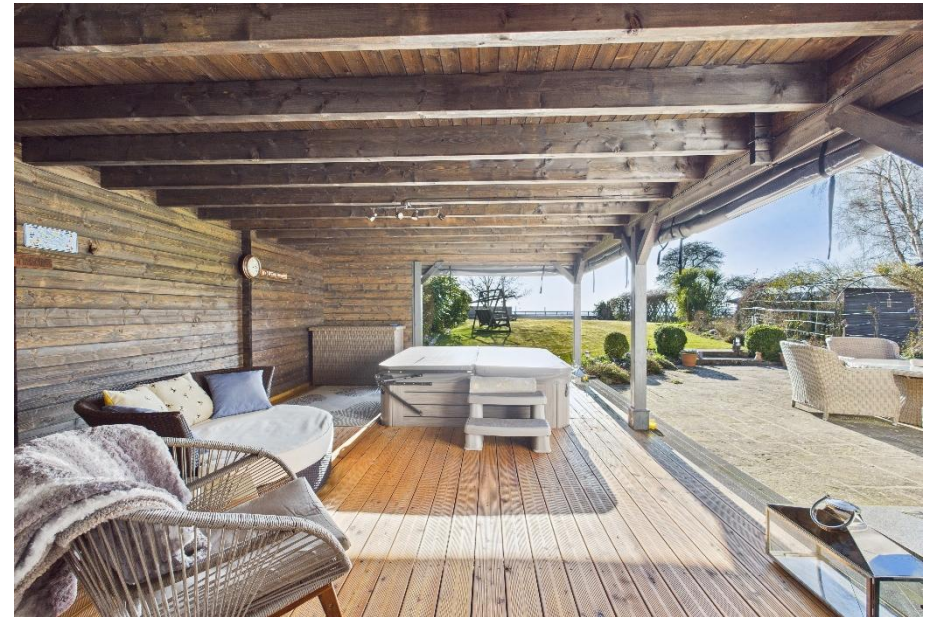


A stunning 3/4 bedroom detached bungalow positioned on a large plot which is approximately 2/3 acre in size with beautiful panoramic views to the front and rear overlooking the Chilterns countryside. The property is located within the highly sought after village of Bledlow Ridge close to an excellent primary school and the renowned local pub known as 'The Boot', as well as having countryside walks from the doorstep.

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Guide Price - £1,250,000

- DETACHED BUNGALOW
- 3/4 BEDROOMS
- 2/3 OF AN ACRE PLOT
- FAR REACHING PANORAMIC VIEWS FRONT & REAR
- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN KITCHEN / DINER
- LIVING ROOM
- MASTER BEDROOM WITH ENSUITE
- SUMMER HOUSE / GYM
- SEPARATE OFFICE
- SINGLE GARAGE
- LARGE DRIVEWAY



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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, 'The Boot' a popular gastro pub as well as having thriving cricket and tennis clubs and a clubhouse café all well supported by local residents. Junctions 4, 5 and 6 of the M40 are all easily accessible.

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).



Description

A stunning 3/4 bedroom detached bungalow positioned on a large plot which is approximately 2/3 acre in size with beautiful panoramic views to the front and rear overlooking the Chilterns countryside. The property is located within the highly sought after village of Bledlow Ridge close to an excellent primary school and the renowned local pub known as 'The Boot', as well as having countryside walks from the doorstep.

The property accommodation comprises of the following, entrance porch which opens to a spacious hallway linking to a large living room both of which have effective remote controlled gas stoves, a double bedroom with built in wardrobes, further single bedroom and a modern family bathroom with bath and separate shower.

To the rear of the property, you will find a beautiful open plan kitchen diner with sliding doors opening to the impressive rear garden. The kitchen is modern, benefiting from waist height and eye level cupboards, built in appliances including a double oven, fridge / freezer, dishwasher, and washing machine. There is also a large centre island with cupboards and a built in electric induction hob with extractor fan. Adjacent to the kitchen you will find bedroom 4, currently used as a home office. Finally, there is a large master bedroom which has a modern ensuite steam shower room with walk in wardrobe area and French doors opening to the purpose built timber framed gazebo providing a large decked entertaining area with semi-sunk hot tub and which has weatherproofed curtains thus making it an all year round room. (Please speak to the agent regarding the hot tub).

Outside, you will find a magnificent garden mainly laid to lawn with a large patio area / entertaining terrace which is a fantastic area for hosting family and friends during the summer months. The garage has been partially converted by the current owners, creating an office / meeting room which can be accessed via a door from the patio, great for anyone who may run a business from home.

The garden itself backs on to open fields / paddock land where you will find beautiful horses roaming and grazing. There are also far reaching panoramic views that extend far over the Chilterns Hills. The current owners are keen gardeners and have spent time and effort, creating various relaxation spots which include a purpose built summer house with a seating area and gym, 4 large vegetable plots, a large fruit cage with a variety of trees and a large greenhouse for anyone keen on growing their own vegetables from home. Finally, a tranquil hammock area to enjoy the peaceful surroundings.

To the front, a large brick laid driveway with parking for multiple vehicles, private front garden and side access leading to the single garage and rear garden.

The bungalow has a lot of scope for further development including the potential for a loft conversion and extensions (subject to all relevant planning permission being granted). Please speak to one of our agents on this if you have any further questions.

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





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, drainage, electric & water.

EPC Rating

D

Local Authority

Buckinghamshire Council

Post Code

HP14 4AW

Viewing

Strictly by appointment with Bonners & Babington's.

Fixtures and Fittings

Via separate negotiations



Approximate Gross Internal Area = 143.0 sq m / 1,539 sq ft
 Outbuildings = 59.5 sq m / 640 sq ft
 Total = 202.5 sq m / 2,179 sq ft
 (Including Garage / Excluding Deck Area)

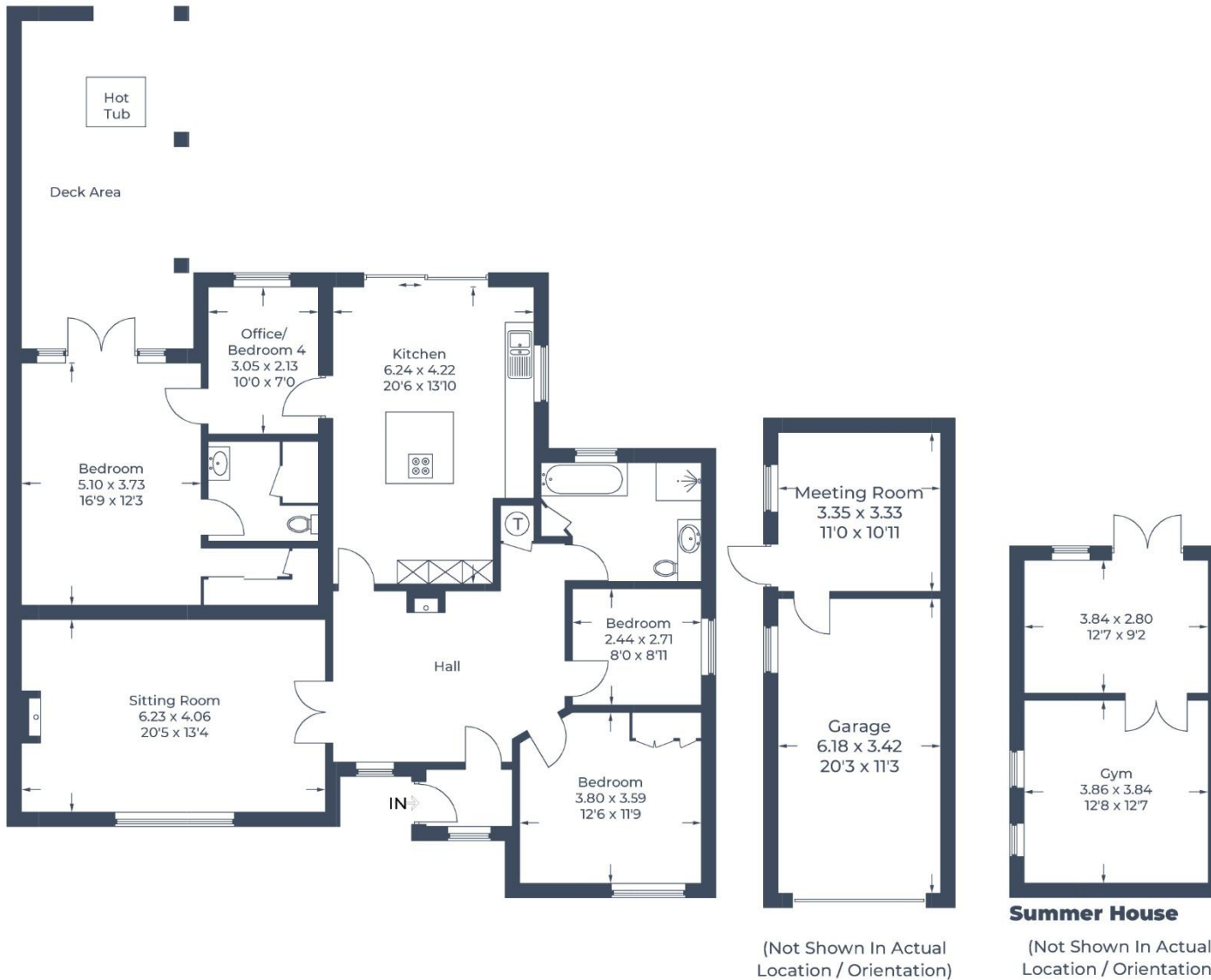


Illustration for identification purposes only,
 measurements are approximate, not to scale.

