



Green End Road  
Radnage

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Banniers & Babingtons







A substantial and versatile 5 bedroom detached house set within approximately 1.5 acres of mature gardens & paddock land, boasting stunning countryside views and self contained annex. Situated on arguably the best road in Radnage, with numerous bridleways and footpaths on your doorstep. Chain Free.

**New Hatch, Green End Road, Radnage, HP14 4BZ**

**Guide Price £1,500,000**

- 5 Bedroom Detached Family Home
- Approximately 1.5 Acres of Mature Gardens & Paddock Land
- 3 Stables & Hay Store
- Self Contained Detached Annex
- Stunning Countryside Views
- Fabulous Kitchen/Diner Overlooking the Garden
- Separate Utility Room
- Bespoke Orangery
- Main Reception, Snug & Cinema Room
- Home Office
- 2 Bedrooms with Ensuite Facilities & Family Bathroom
- 4 Car Garage with Room Above for Potential Annex
- Fabulous Countryside Walks on your Doorstep



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. Within the village there are two public houses, The Crown and The Sir Charles Napier restaurant.

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 has been in the same ownership for over 20 years and has been a much loved family home during this time, but now ready for the next lucky owners.

The property consists of: entrance porch with space for coats and shoes, which leads to the central hallway with downstairs cloakroom. From the hallway there are doors to the formal, dual aspect reception room that overlooks the front and side garden and benefits from a cosy wood burning stove. Double doors lead to the bespoke Orangery, with French doors to the garden, with underfloor heating the Orangery can be used all year round where the stunning countryside views can be admired.

The Kitchen/Dining room, really is the heart of the home, a great space to socialise with friends or simply for the family to gather at the end of a busy day. The well appointed Kitchen has ample eye and waist level storage, integrated dishwasher, range cooker, granite work tops and a middle island with further storage and wine rack, plus a door to the rear garden and patio. There is a separate Utility room with space for white goods, sink, built in storage and a door to the garden, making this the perfect entrance for mucky dogs or children.

Both the Kitchen and Utility room also have under floor heating.

From the Kitchen there is a useful Snug/Playroom which leads to the state of the art Alexa controlled Cinema room, with large screen, black out blinds and Cinema seats, this room however could have many other uses. There is also a another cloakroom at this end of the house, a small Kitchenette and Home office. In addition to the Annex potential above the garage, this could be another option for multi generational living.

### Upstairs

There are five double Bedrooms with two benefiting from Ensuite facilities and a family Bathroom with bath and separate shower, heated towel rail, under floor heating, and mood lighting.

The grand master Bedroom boasts a Dressing room with built in wardrobes, a 5 piece Ensuite Bathroom, and a Juliette Balcony, revealing the stunning views over the garden, the paddock and countryside beyond.

In addition to the main accommodation, there is a self contained annex above the garage, offering 2 bedrooms, open plan kitchen/reception and a wet room.



### Outside

To the front of the property is ample off road parking for numerous cars, and a 4 car garage with electric doors and a spacious area above with power, lights.

The rear garden is laid mainly to lawn with a range of mature beds and borders, a sociable patio area with wall lights and heaters for summer evening el fresco dining. To the side of the property is a sizable vegetable garden with raised beds, a greenhouse and an enclosed fruit cage, producing an abundance of raspberries, strawberries, red and black currants, just to name a few.

In addition there are 3 stables of 12 x14' and a hay store, all with power and lights with access to the Paddock and Orchard below. The Paddock is well drained and gently sloping land, enclosed with mature hedging and trees providing shelter and piped water.





## General Remarks and Stipulations

### Tenure

Freehold

### Services

Mains drains, water & electric

### EPC Rating

E with D Potential

### Local Authority

Buckinghamshire Council

### Viewing

Strictly by appointment with Bonners & Babingtons

### Important Notice

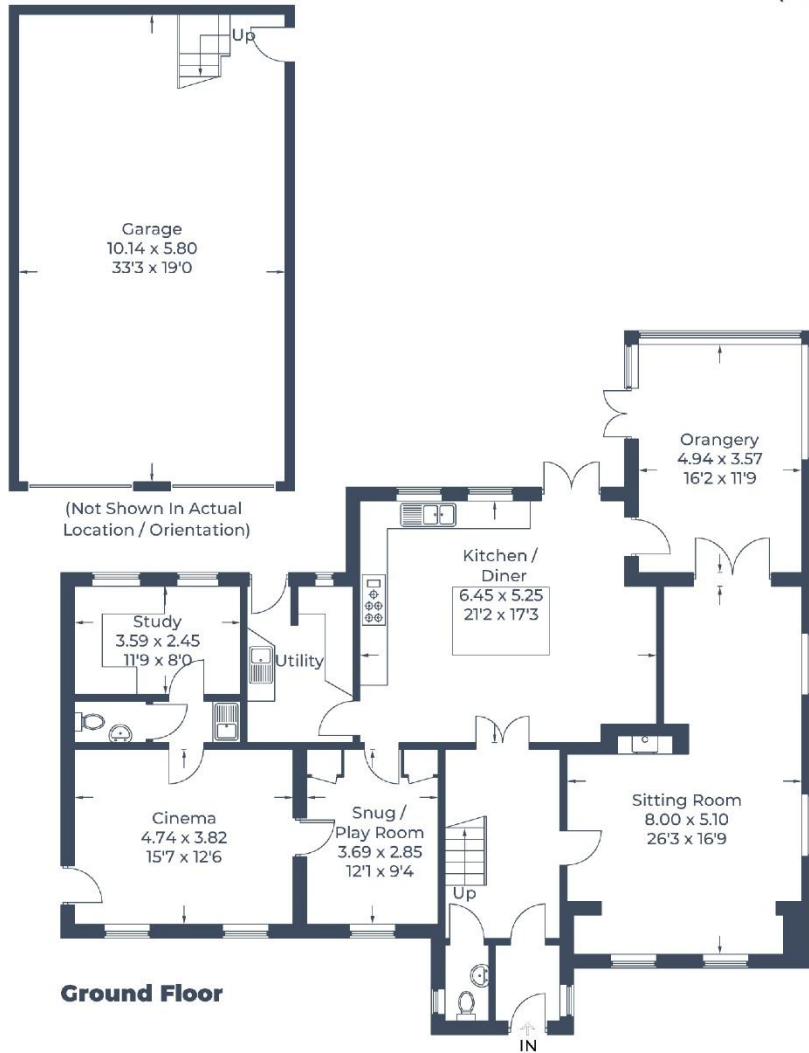
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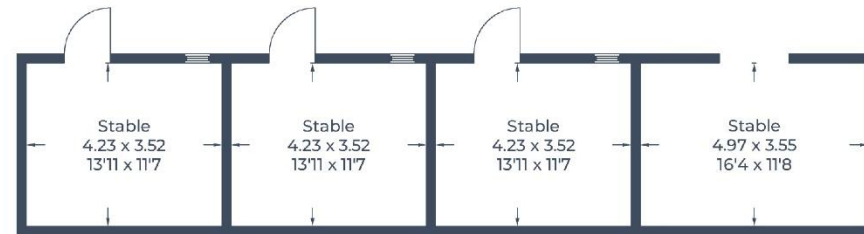
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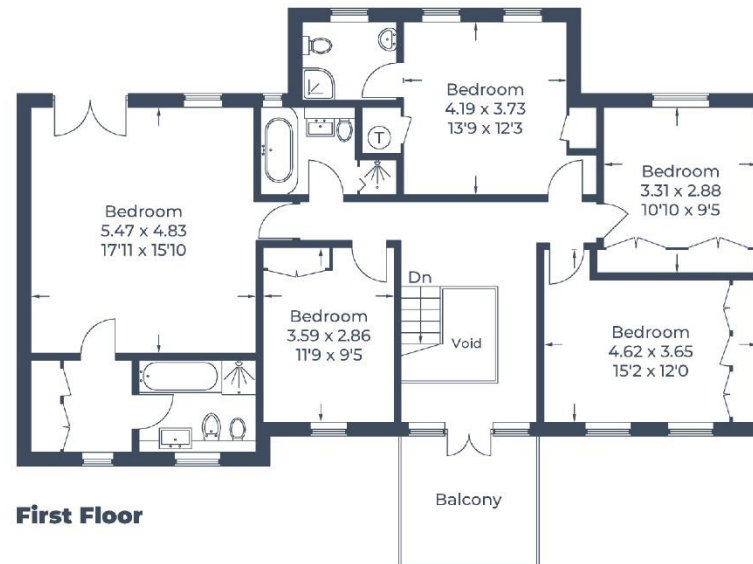
Approximate Gross Internal Area  
 Ground Floor = 155.4 sq m / 1,673 sq ft  
 First Floor = 119.0 sq m / 1,281 sq ft  
 Stables / Garage = 123.8 sq m / 1,332 sq ft  
 Total = 398.2 sq m / 4,286 sq ft  
 (Excluding Void)



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**First Floor**

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



