



Eton Lodge
Radnage

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Rarely available to market, this 3 bedroom detached cottage with garage, and carport, situated at the end of a quiet no through road, with fabulous countryside walks on your doorstep in this much sort after village.

Eton Lodge, Radnage Common Road, Radnage, High Wycombe, Buckinghamshire, HP14 4DH

Guide Price £950,000

- 3 Bedroom Detached Cottage (Formerly 4 Bedroom)
- 2 Reception Rooms
- Fabulous Triple Aspect Kitchen/Family Room
- Spacious Utility Room
- 2 Bathrooms
- Situated at the End of a Quiet No Through Road
- Stunning Countryside Walks on Your Doorstep
- Potential to Extend or Amend
- Carport and Garage for Three Vehicles
- Beautiful and Private Mature Gardens



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Radnage

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

Rarely available to market, this 3-bedroom detached cottage with garage, and carport, situated at the end of a quiet no through road, with fabulous countryside walks on your doorstep in this much sort after village.

Built in C 1890 this stunning country residence has been beautifully maintained and was enlarged by the present owners 17 years ago to extend the ground floor living area.

The property is discretely hidden at the end of its own private driveway, where there is plenty of parking for you and your guests.

From the hallway there is a reception/snug room with open fireplace, that overlooks the pretty front garden; this is currently used as a home office.

The real heart of the home is the fabulous triple aspect living area with wood burning stove, providing a bright and sunny space for entertaining, dining, cooking and relaxing. There are French doors to both front and rear gardens, bringing the outside in.

The well-appointed kitchen area has ample eye and waist level storage, a large walk-in larder, integrated dishwasher, gas hob, extractor fan, multi-function electric oven and a microwave combi oven. There is underfloor heating in the tiled area.

From the kitchen there is a modern shower room, with vanity unit and heated towel rail. The utility room has ample storage, Belfast sink, granite worktops, large airing cupboard, and a stable door to the rear garden, making this the ideal entrance for mucky dogs and muddy boots. A new boiler was installed in 2024.

Integral to the property from the utility room is the garage, currently used as a storage area, which with the correct planning permission could become further accommodation if required.

Upstairs there are three good sized double bedrooms, with the master bedroom overlooking paddock land boasting a dressing area with built in wardrobes. There would be plenty of space to install an en-suite.

The family bathroom has a bath and separate walk-in shower, vanity unit, granite work tops, two heated towel rails and underfloor heating.



Outside

The main garden is to the front of the property, which is enclosed by mature hedging providing complete privacy. The much-loved garden offers well established beds and borders, an oak tree and rose bushes beautifully framing the house. To the rear is a sheltered west facing courtyard garden ideal for barbecues.

In addition to the integral garage, there is a double L shaped timber framed car port with power, lights and an electric door.

Other notable features include: Double glazing, LPG central heating, boarded loft with pulldown ladder and lights and central heating powered by LPG 2000litre underground bulk tank. There are outside taps and electric points at front and rear.



General Remarks and Stipulations

Tenure

Freehold

Post Code

HP14 4DH

Services

LPG, Mains Drains, Mains Electricity

Viewing

Strictly by appointment with
Bonners & Babingtons

EPC Rating

E

Local Authority

Wycombe District Council

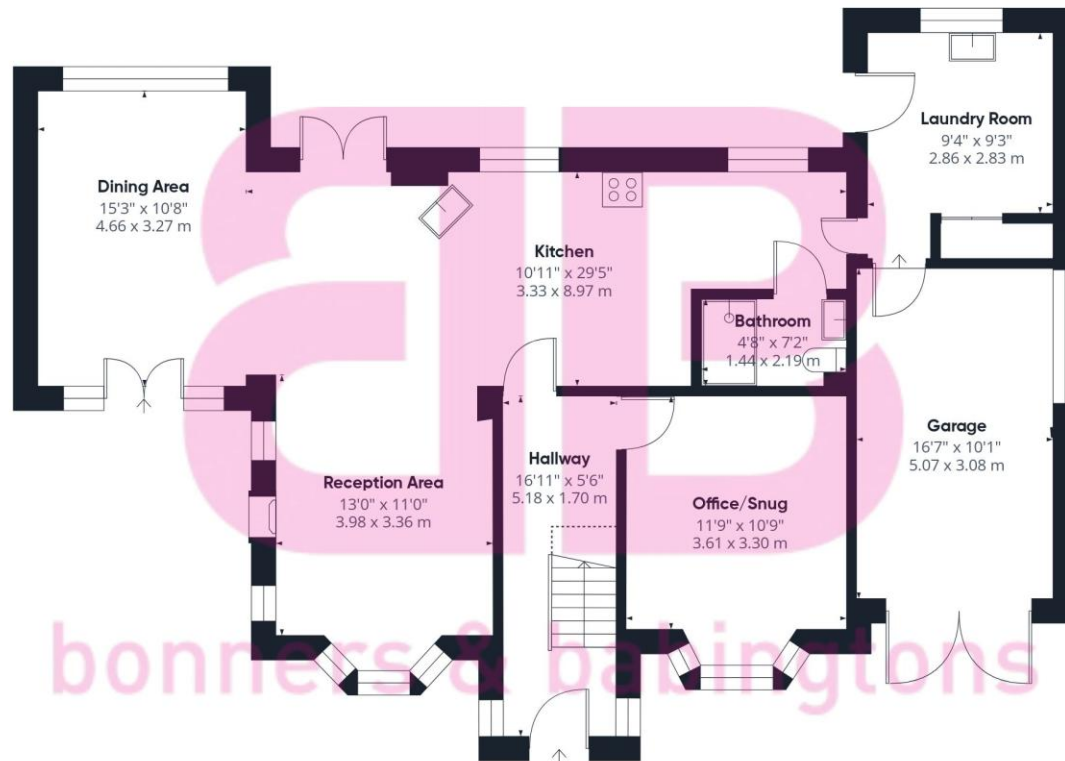
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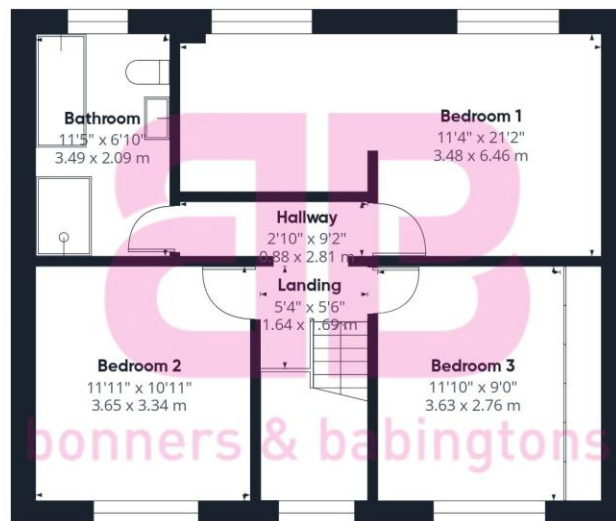
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2190 ft²

203.3 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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