



Green End Road  
Radnage

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A rare opportunity to acquire this fabulous brick & flint Grade II listed property, that has been greatly improved & extended by the current owners to create a spacious family home, boasting a large garden & paddock approximately 0.5 acres with stunning countryside views and local walks.

## Green End Cottages, Green End Road, Radnage, HP14 4BY

Price £1,100,000

- Grade II Listed Period Property with Contemporary Twist
- Large Garden and Paddock, approximately 0.5 acre
- Greatly Improved and Extended
- 4/5 Bedroom Family Home
- Stunning Bespoke Kitchen/Diner
- Three Reception Rooms
- Fabulous Master Suite
- Village Location
- Stunning Countryside Views and Walks
- Private Driveway with Ample off Road Parking



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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 and two thriving pubs. There are also a number of exhilarating walks and rides in the immediate vicinity. Despite its rural atmosphere, the village is close to High Wycombe, Stokenchurch, Chinnor and Princes Risborough as well as being a short drive from the M40 motorway. High Wycombe town centre has recently undergone a transformation with The Eden retail development now being the heart beat of the town. Here, one can find an excellent range of shops, restaurants and leisure facilities.

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, and John Hampden Grammar School. Schooling is clearly a major factor why so many people like to buy properties in Radnage, but it is also its accessibility to London which appeals.

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 in High Wycombe with links to London Marylebone and Birmingham.





## Description

A rare opportunity to acquire this fabulous brick & flint Grade II listed property, which dates back to the 15th Century. The property has been greatly improved and extended by the current owner to create a spacious family home, boasting a large garden and paddock approximately 0.5 acre with stunning countryside views. Situated in arguably the best road in Radnage.

The property consists of; entrance hallway which takes you into the recent green oak framed extension, where the heart of the home is the contemporary bespoke kitchen/diner with ample eye and waist level storage units, Belfast sink, Granite work tops, hot tap, electric 4 oven Everhot range cooker (by separate negotiation) , fitted microwave, integrated double fridge, freezer and dishwasher, under floor heating and bi-fold doors opening onto the sun terrace and large south facing garden.

There is also a utility area and stylish modern shower room.

The original part of the house is full of charm and character and offers a further three reception rooms with two rooms benefiting from wood burning stoves, exposed beams and solid oak flooring. The original entrance to the property and porch have been beautifully maintained.

Upstairs in the original part of the house there are three good size bedrooms, with the main room benefiting from built in wardrobes and above cabin bed. There is also a family bathroom with separate shower and toilet.

In the new extension via a separate staircase there are a further two bedrooms and a study, however this area is versatile and could make a sumptuous master suite, overlooking the garden and views beyond through the picture gallery window, the study could become an ensuite bathroom (plumbing already there) and the other room could become a luxurious walk in dressing room.



### Outside

The generous rear south facing garden is laid mainly to lawn, with mature hedging for privacy, a vegetable patch, garden shed, and a paddock of approximately 0.5 of an acre with stunning views over the Chilterns and surrounding countryside.

To the front of the property is a sweeping gravel driveway with ample off road parking and room for more.

Other notable features include; wood pellet bio mass boiler, for heating and hot water. Sold with no onward chain.

### General Remarks and Stipulations





#### Tenure

Freehold

#### EPC Rating

Exempt

#### Local Authority

South Oxfordshire District Council

#### Viewing

Strictly by appointment with Bonners & Babingtons

#### Important Notice

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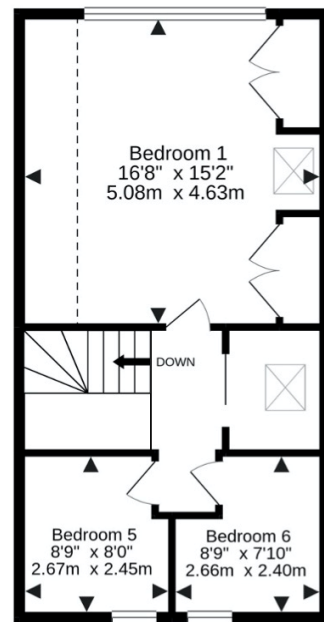
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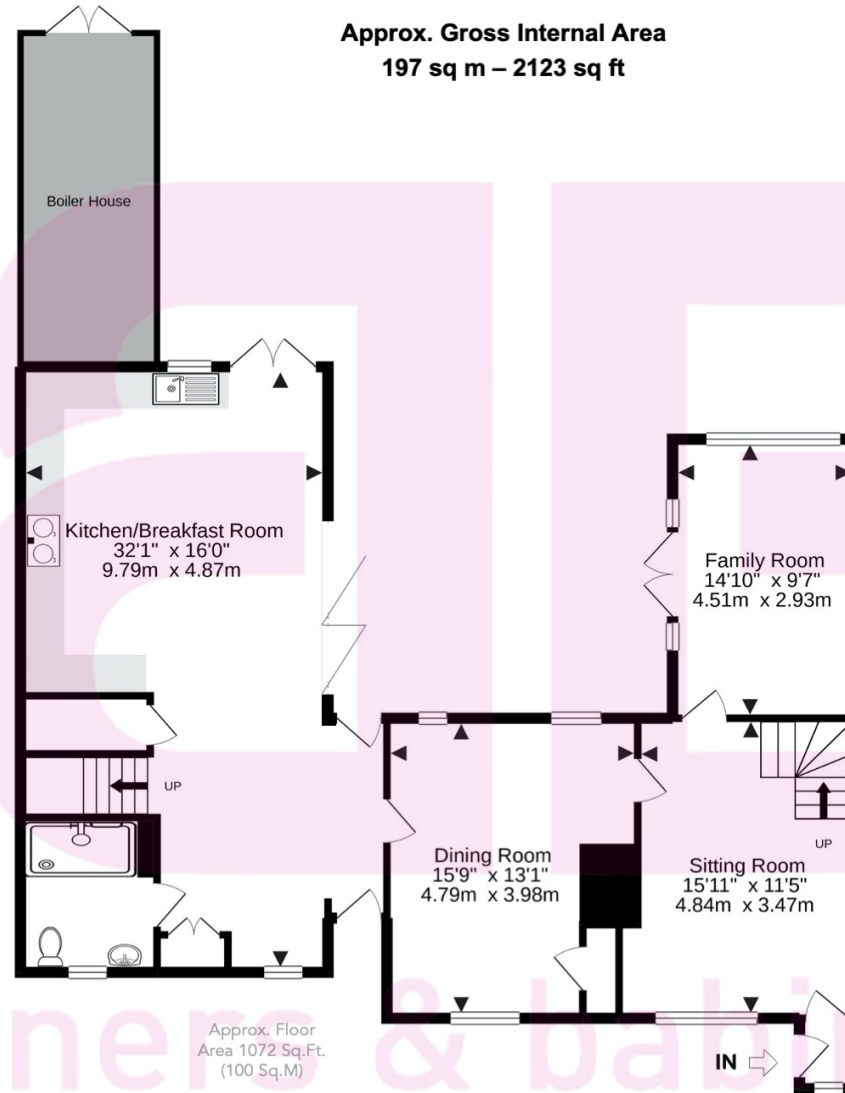
# Green End Cottages, Green End Road, Radnage, Buckinghamshire, HP14 4BY

Approx. Gross Internal Area  
197 sq m – 2123 sq ft



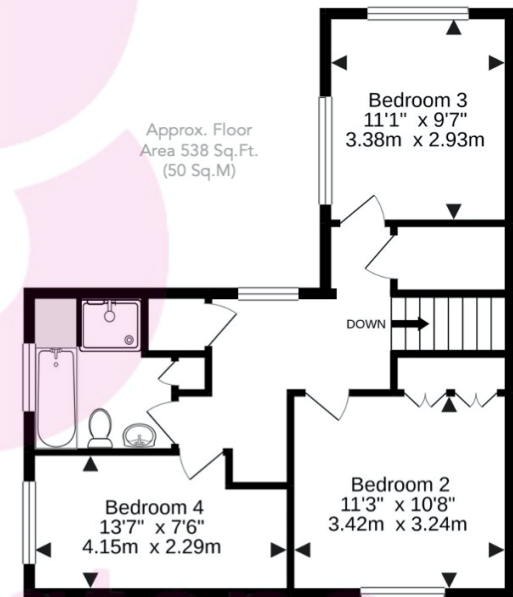
Approx. Floor  
Area 513 Sq.Ft.  
(48 Sq.M)

First Floor



Approx. Floor  
Area 1072 Sq.Ft.  
(100 Sq.M)

Ground Floor



Approx. Floor  
Area 538 Sq.Ft.  
(50 Sq.M)

First Floor

This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed



