



ab  
FOR SALE



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Sprigs Holly Lane  
Radnage



# Sprigs Holly Lane Radnage HP14 4DZ

## Offers in excess of £550,000

A rare & exciting opportunity to acquire this 3/4 bedroom cottage with garage & outbuildings, offering great potential to extend. Situated on a private lane with just 4 other properties, boasting stunning countryside views.

The property has been a much loved family home for many years, and is now ready to welcome the lucky new owners.

The property consists of: entrance hallway where all rooms lead from and stairs to the first floor. On the ground floor there are three good size reception rooms, with the main reception room benefitting from a door out to the patio and garden.

The second reception room could be used as a fourth bedroom or home office as required.

The current kitchen doesn't have the WOW factor yet, but combined with the third reception room it could create a fabulous dual aspect kitchen/diner with lovely views from both sides.

Also on the ground floor is the family bathroom with bath and overhead shower, sink and WC, there is also a separate WC and hallway storage cupboard.

Upstairs there are two good size double bedrooms overlooking the garden and a single bedroom to the front of the house also with stunning views.

There is potential (STPP) to extend above the main reception room to create additional bedrooms and an upstairs bathroom.

### Outside

The wrap around garden is laid mainly to lawn, with mature hedging and an apple tree. There is a sociable patio for summer entertaining, a greenhouse for home produce, and a storage shed with lights and power. The views from the back garden span across rolling countryside all the way to West Wycombe and the famous Golden Ball at ST Lawrence Church. There is also a separate garage with power and lights and a useful storage area to the back. There is driveway parking for several vehicles.







## Location Sprigs Holly

Situated in The Chiltern Hills, the property occupies a stunning location on the hillside with far reaching views across Oxfordshire and Buckinghamshire and is in an area of outstanding natural beauty.

The renowned restaurant, the Sir Charles Napier is situated in the hamlet. Chinnor offers local shopping, doctors, dentists and schooling and there are excellent transport links to London & Birmingham. The M40 motorway (junction 6) is approximately. 4 miles away and Princes Risborough Station (Chiltern Line) is approximately 5 miles.

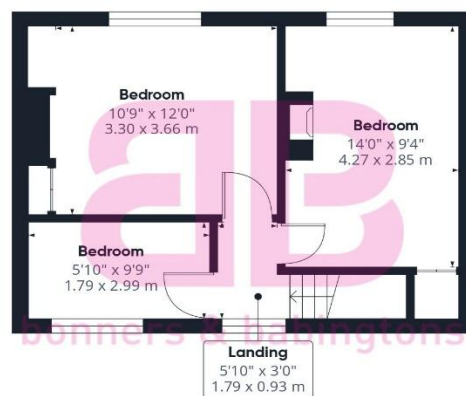


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	71



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



**Approximate total area<sup>m</sup>**

1537 ft<sup>2</sup>

142.8 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(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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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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