



Radnage Common Road  
Radnage

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**ab**  
Bonners & Babingtons



A HIDDEN GEM! This discretely positioned period 4-bedroom detached property set within 0.73 of an acre, with various outbuildings and boasting stunning elevated views, is situated along a no through road with fantastic countryside walks on your doorstep.

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

Guide Price £1,400,000

- Hidden Gem
- Period 4 Bedroom Detached Property
- 0.73 Acres of Mature Gardens
- Reception Rooms
- Kitchen/Diner
- Separate Utility
- Master Bedroom with En-Suite Facilities
- Sizeable Insulated Office
- Elevated Views
- Countryside Walks



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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

Inside, the house is filled with charm and original character. Beams from the original 200-year-old parts of the home add a sense of history and rustic elegance, while large windows invite in natural light and offer picturesque views of the grounds. The well-appointed kitchen and generous living spaces are ideal for both everyday life and entertaining, something that the owners of over 24 years have enjoyed.

The well-appointed dual aspect kitchen has ample waist and eye level units, integrated dishwasher and fridge, and has views of the front terrace and stable door to the rear courtyard sundeck and has a further door to the utility room with built in storage, space for white goods, Belfast sink and door to the terrace and garden.

The four spacious bedrooms upstairs provide flexibility for growing families or guests, with the master bedroom suite boasting stunning views over the grounds and countryside beyond, walk in wardrobe and en-suite shower facilities - tastefully finished, maintaining a balance between classic country style and modern convenience. The remaining three bedrooms are serviced by a further modern bathroom and enjoy views of the grounds and courtyard respectively.

In addition to the house is the sizeable barn style home office, offering a quiet, dedicated workspace away from the main living areas — ideal for remote work or creative pursuits, with annex potential STPP. Adjoined to the office is a single garage with front and rear double doors, giving easy access for garden maintenance and machinery.

The gardens are a gardener's paradise: beautifully maintained, with room to grow and unwind. To the front of the property is a formal garden with perfectly sculptured and manicured box parterre surrounded by mature shrubs, showcasing the spectacular water feature and the oldest part of the property.

A greenhouse supports year-round cultivation in the thriving vegetable patch, while the surrounding land, laid mainly to lawn offers ample space for play, leisure, or even small-scale self-sufficiency, the garden also includes mature apple, pear, fig and walnut trees.



The terrace to the front of the house enjoys the rolling views of the neighbouring hills and is the perfect spot for morning coffee. The rear of the house has a private courtyard and raised covered sundeck for al fresco dining, barbecuing and entertaining.

There is a carport with power, EV charging point and lights and driveway for several vehicles situated behind a five-bar gate.

This unique home offers countryside living at its finest — combining period charm with thoughtful modern touches, all in an idyllic, private setting.

Other notable features: oil central heating, mains drainage, double glazing throughout.



## General Remarks and Stipulations

**Tenure**  
Freehold

**Post Code**  
HP14 4DH

**Services**  
Oil Central Heating. Mains Electricity,  
Water and Drains

**Viewing**  
Strictly by appointment with  
Bonners & Babingtons

**EPC Rating**  
E

**Local Authority**  
Buckinghamshire

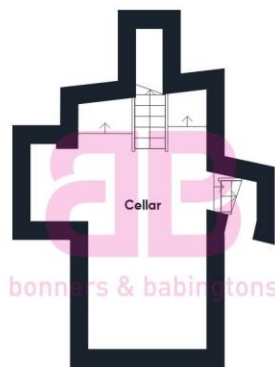
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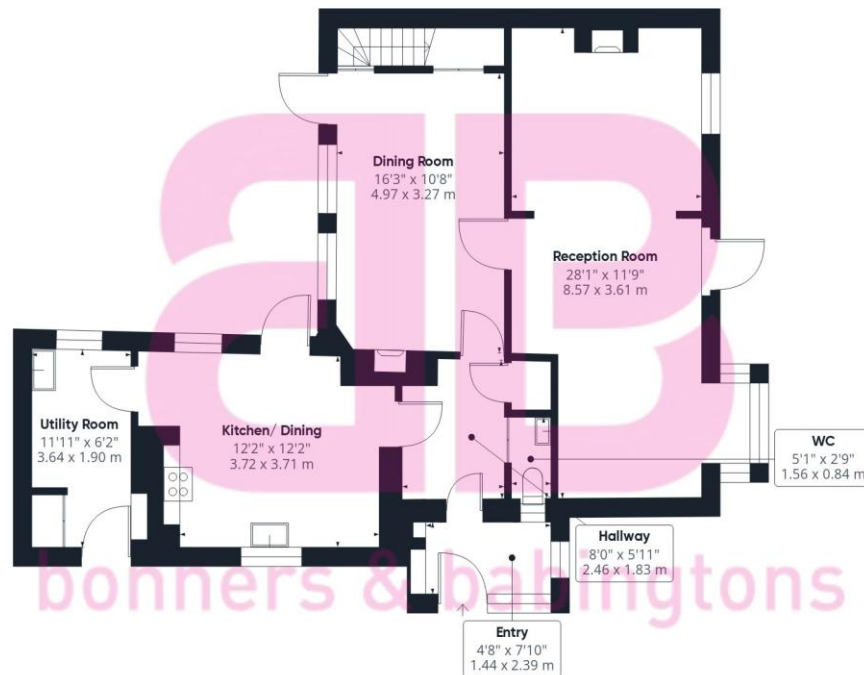
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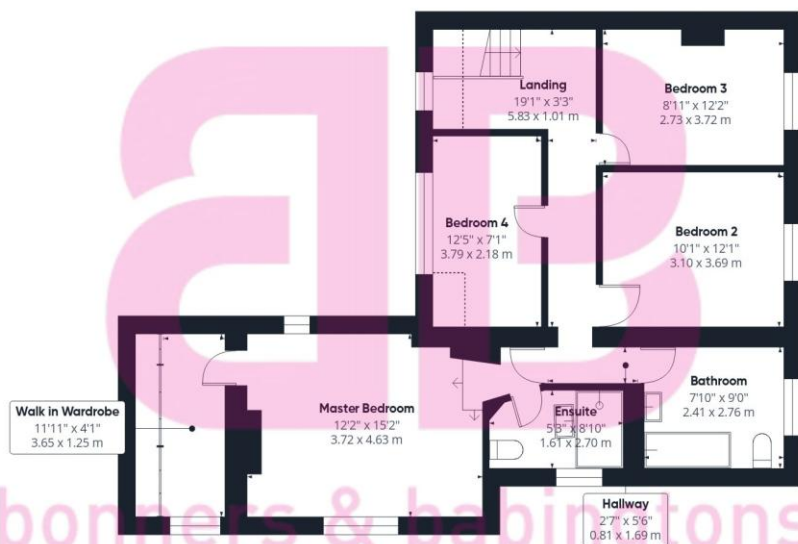




Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

2469 ft<sup>2</sup>

229.4 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 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.

