



AB

bonners & babingtons

Bottle Square Lane
Radnage

Bottle Square Lane Radnage HP14 4DP

Guide Price £750,000

A 3 bedroom detached house with garage and approved planning for a 2 storey extension. Discretely positioned along a quiet no through road, with stunning views and countryside walks on the doorstep.

The property is set back from the lane with a sizable front garden, garage and driveway.

The property consists of: entrance hallway where all rooms lead from and stairs to the first floor.

The main reception room has French doors to the conservatory and garden, and is open plan to the study/playroom.

The kitchen overlooks the garden and surrounding views, has ample eye and waist level storage units and a door to the side of the property and garden. Please see drawings for approved two storey side extension. There is also a downstair WC.

Upstairs there are three good size bedrooms and a modern family bathroom, with P shaped bath and overhead shower.

Outside

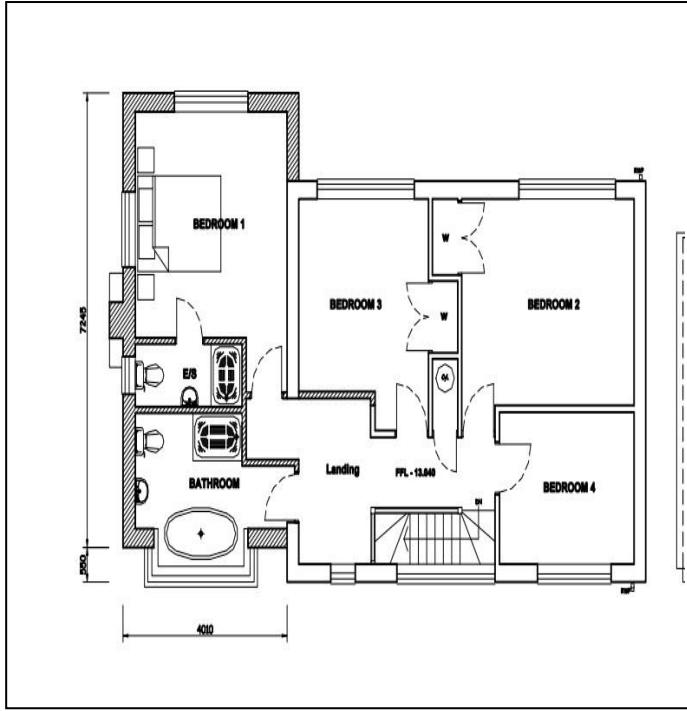
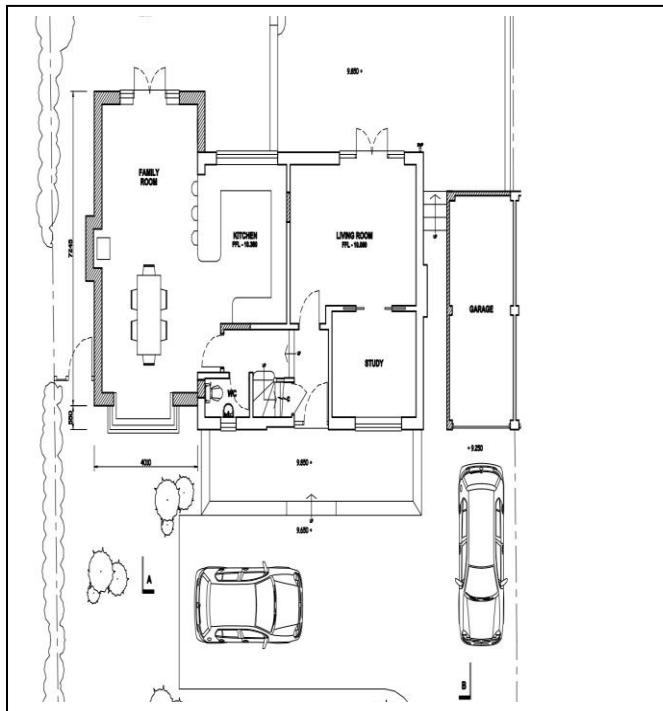
There is a large front garden and a rear enclosed south facing garden which is laid mainly to lawn, with mature shrubs and plants. There is also a side garden with permission for a two storey extension. In addition to the garage, there is a useful workshop with power and lights.

other notable features include: oil central heating, modern double glazing with warranty, private drainage and a part boarded loft.

[Planning ref: 23/06344/FUL |Rockfield Bottle Square Lane Radnage Buckinghamshire HP14 4DP](#)



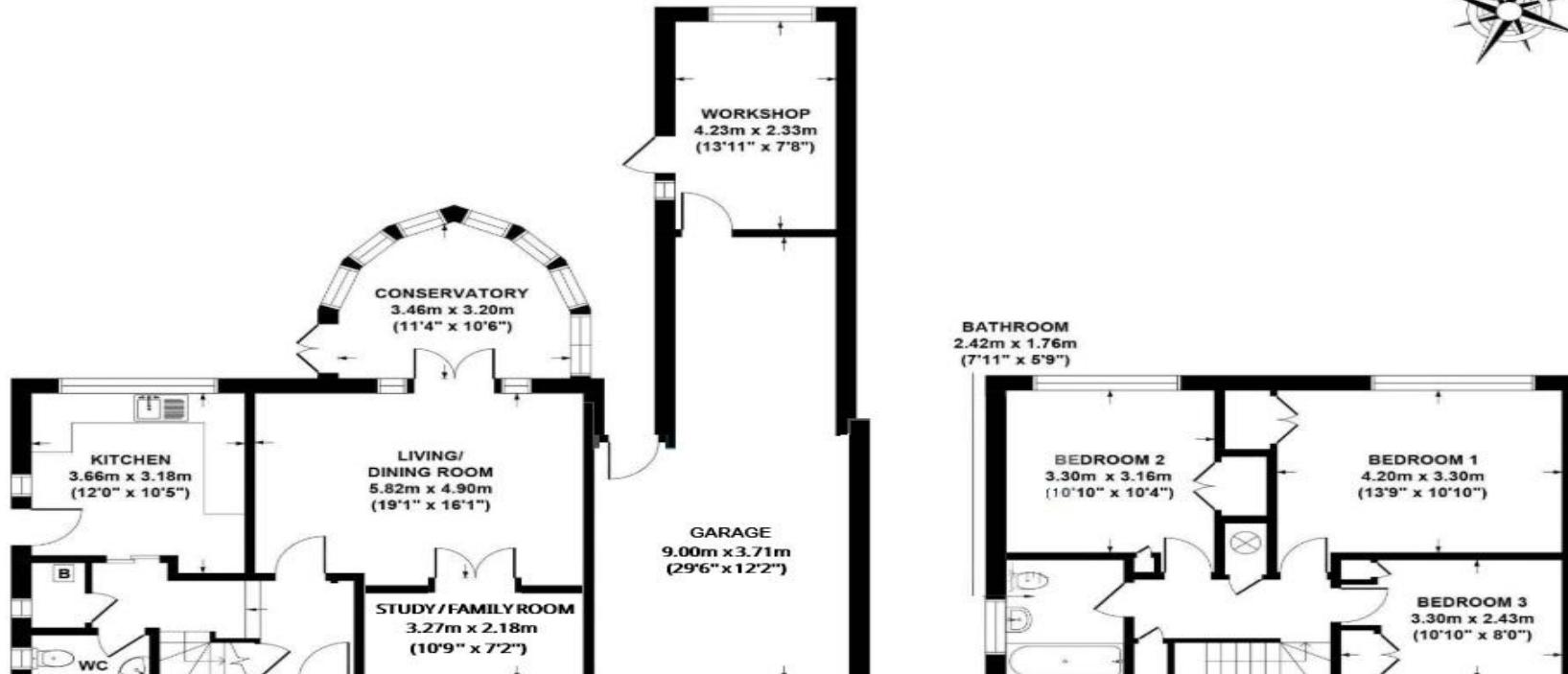
PROPOSED PLANNING



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. 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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions
(91-81) B	
(80-69) C	
(68-49) D	
(48-38) E	
(38-28) F	
(28-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions
(91-81) B	
(80-69) C	
(68-49) D	
(48-38) E	
(38-28) F	
(28-20) G	
Not environmentally friendly - higher CO ₂ emissions	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ M / 625 SQ FT

GARAGE/WORKSHOP
GROSS INTERNAL
FLOOR AREA 39 SQ M / 418 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 49 SQ M / 525 SQ FT

ROCKFIELD, BOTTLE SQUARE LANE, RADNAGE, HP14 4DP
APPROX. GROSS INTERNAL FLOOR AREA 146 SQ M / 1568 SQ FT
(INCLUDING GARAGE)
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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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