



Bennett End Radnage HP14 4EF

Offers in excess of £600,000

An idyllic setting for an exciting project; bringing this charming three-bedroom end of terrace brick and flint cottage, with 0.51 acre plot, back to life, by modernising, amending or extending, subject to planning permission. There is a separate outbuilding that adds further potential for development or flexible use - its position on a quiet road in the heart of the picturesque village of Radnage, has fantastic views over neighbouring fields and paddocks. Offered Chain Free.

Inside the property; to the right of the entrance way is a bright and sunny triple aspect reception room with wooden flooring, wood burning stove and French doors to the rear garden. The kitchen is the opposite side of the house and has ample eye and waist level units, plumbing for white goods and door to the separate utility, cloakroom and back door access to the garden.

Upstairs are two good sized bedrooms with fitted wardrobes and views overlooking the front of the property and the rolling hills beyond. There is a further smaller bedroom, ideal as a nursery, study, or dressing room. The family bathroom is bright and airy with a bath and separate shower, there is also a useful linen cupboard.

Outside; The large garden with mature trees and hedging offers potential for landscaping or extending the home and boasts a separate outbuilding, formerly a milkshed, adding versatility and scope for conversion (STPP). The large grounds expand to the rear and side of the property making this an exciting project for those seeking a country retreat with charm and flexibility.

Other notable features; Calor Gas central heating, private drainage, double glazing throughout, separate woodstore, Driveway for several vehicles.





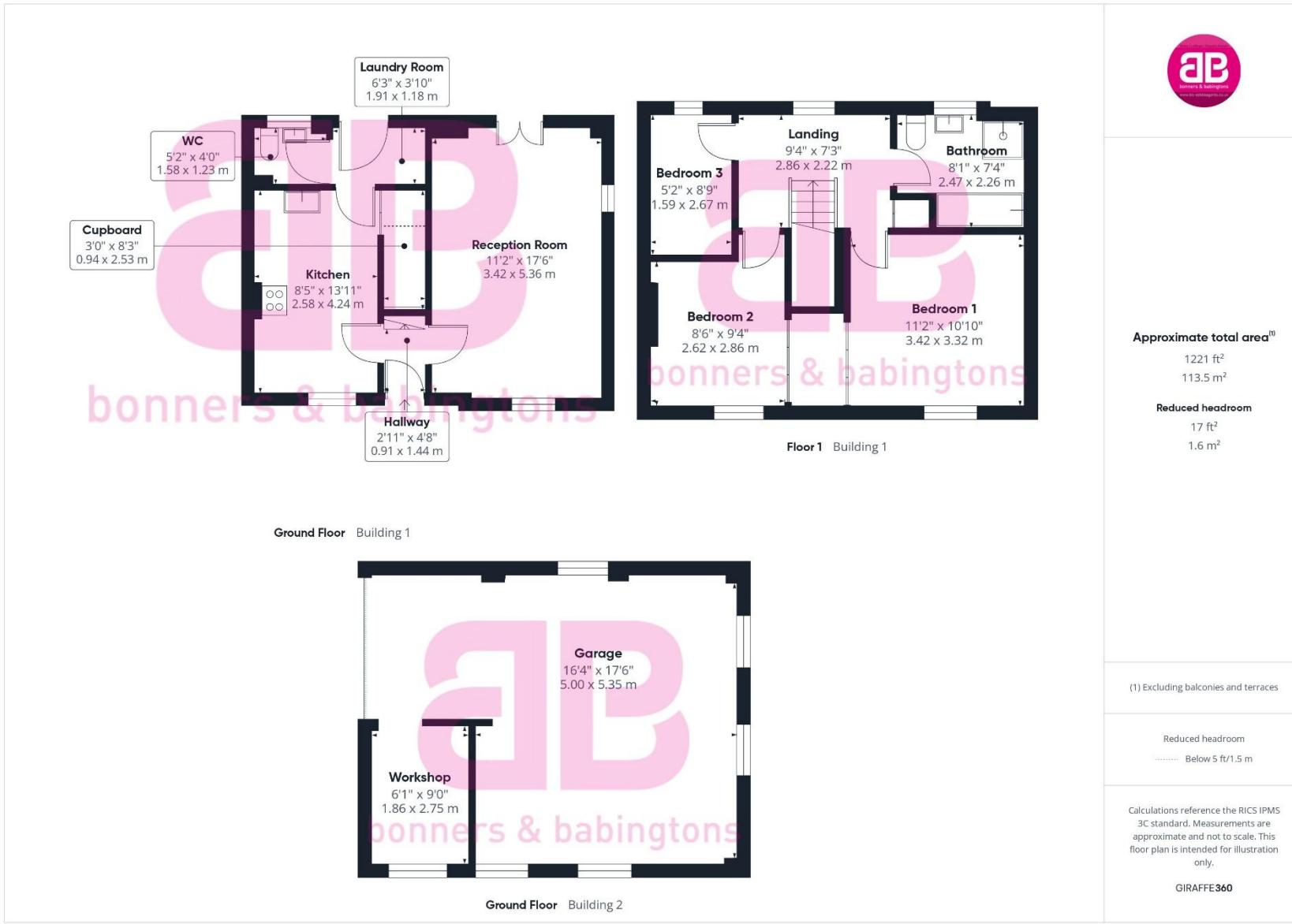
Radnage is a small village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church. There are lots of footpaths and bridleways 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 recognised 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.

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
89-90	B		
80-88	C		
70-79	D		
60-69	E		
50-59	F	23	
1-49	G		
Not energy efficient - higher running costs			



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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