



Bumble Farm  
City Road  
Radnage  
Oxfordshire  
HP14 4DW

## Offers in excess of £700,000

A rare opportunity to acquire a 2 bedroom, self-build development plot with 7 acres of grazing land and stables. Situated in the heart of the village, with numerous footpaths & bridleways on the door step. OFFERED CHAIN FREE

Planning permission has been granted to demolish the existing stable yard and rebuild a two bedroom detached property, within its own grounds of approximately 7 acres. (New footings are in place to remove the build deadline).

### **Planning reference:22/08324/FUL approved 15June 2021.**

The plot is discreetly positioned and offers stunning views over the owned land and surrounding countryside. It can be found at the end of a private lane with full access rights.

In addition to the stable yard to be converted, there are three other modern stables and an all-weather 60x25m arena. The grazing land is divided into smaller paddocks with mature hedging and trees for shelter.

### **Amenities**

The plot has mains water and a generator for power. Quotes are available for mains electricity.

Title plan to follow.

**Viewings strictly by appointment only.**





## 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.



