



bonners & babingtons

Batting Close
Bledlow Ridge

Batting Close Bledlow Ridge High Wycombe HP14 4AY

Guide Price: £695,000

A beautifully presented four-bedroom detached family home, tucked away on a quiet road in the highly sought-after village of Bledlow Ridge. The village offers an excellent primary school, a convenient local shop, and the renowned pub The Boot, making it a truly desirable place to live.

Accommodation

The ground floor features a welcoming entrance hallway with a downstairs cloakroom, a generous living room with a brick-built gas fireplace and bay window, and a separate dining room with French doors opening onto the rear garden. The open-plan kitchen/breakfast room provides a sociable space for family life, complemented by a utility room and internal access to the single garage, which benefits from an electric up-and-over door and is large enough to accommodate a vehicle.

Upstairs, a spacious landing leads to the master bedroom with an ensuite shower room, three further well-proportioned bedrooms—each with built-in wardrobes—and a family bathroom.

Outside

To the rear, the French doors open onto a private, sunny garden with a patio area ideal for alfresco dining during the warmer months. At the front, a brick-laid driveway provides parking for one car, with side access to the rear garden. Additional free parking is available in the school car park which is available all day and empty after hours.

Additional features include, mains gas central heating, double-glazed windows and loft space for storage.





Bledlow Ridge

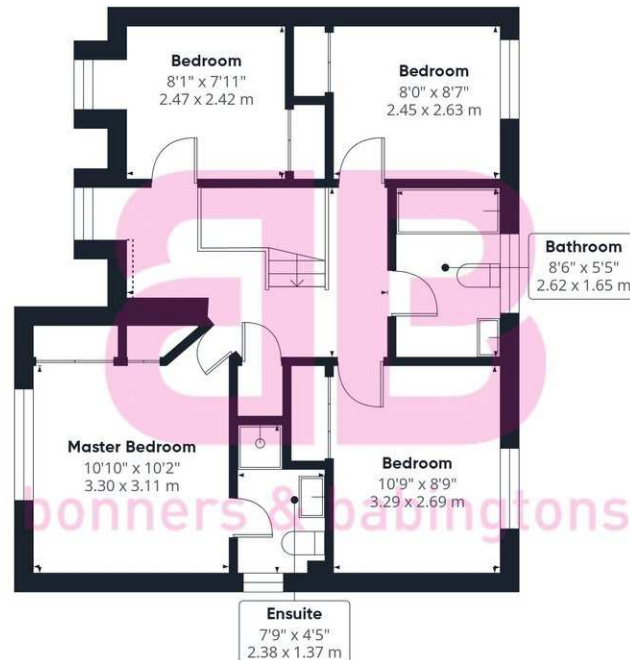
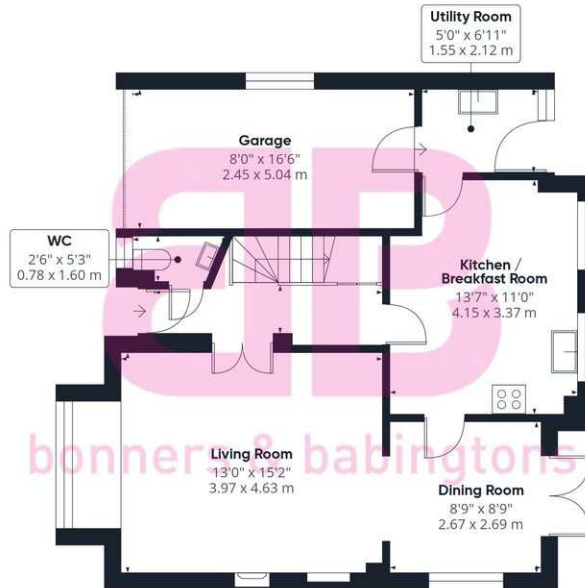
The sought after village of Bledlow Ridge is situated in an Area of Outstanding Natural Beauty within the Chiltern Hills. The village provides a local shop and The Boot, a popular Gastro pub.

Bledlow Ridge School provides excellent primary education in the village with Grammar schools nearby at High Wycombe. There are a good range of independent schools in the general area including Godstowe, Wycombe Abbey, St Teresa's, Griffin House School and Pipers Corner.

The nearby towns of Princes Risborough, Chinnor and High Wycombe all offer an excellent range of shopping and leisure facilities whilst for the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough (Marylebone – 35 minutes). Junction 5 of the M40 is some 5 miles away.



Tenure: Freehold
Council Tax Band: F



Approximate total area⁽¹⁾
1334 ft²
123 m²
Reduced headroom
2 ft²
0.2 m²

(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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