



Routs Green Farm, Routs Green

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A fabulous opportunity to acquire this 17 acre small holding along with a 3 bedroom detached bungalow on a substantial plot of its own, offering great potential to extend or amend. Discretely situated at the end of a quiet country lane with stunning countryside views.

Routs Green Farm, Routs Green, Bledlow Ridge, Buckinghamshire, HP14 4BB

Guide Price £1,400,000

- 3 Bedroom Detached Bungalow
- C17 Acre of Paddock Land
- Farm Buildings
- Substantial Plot
- Potential To Extend Or Amend
- Triple Garage
- Stunning Countryside Views
- Quiet No Through Road



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LOCATION

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, 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.



Description

A fabulous opportunity to acquire this 17 acres small holding along with a 3 bedroom detached bungalow also on a substantial plot, offering great potential to extend or amend. Discretely situated at the end of a quiet country lane with stunning countryside views.

Uniquely positioned at the end of a no through road leading to a network of footpaths and bridleways. The property, built in 1975 has been a much loved family home for over 35 years and occupies a plot of 0.43 acres with a triple garage and stunning views, providing the space to extend or amend as other neighbours have already done.

The property consists of: entrance hallway where all rooms lead from. There is a family kitchen/diner with ample eye and waist level storage with space to add more. From the kitchen is a useful boot room with plumbing for white goods, a sink, a door to the side of the house and garden and a cloakroom.

The spacious dual aspect reception room is a delightful room to use all year round, with views over the pretty garden, stunning views beyond and an open fireplace for cosy winter nights in. From the reception room there are sliding doors to the conservatory leading to the south facing garden.

The property offers three good size bedrooms, with the master bedroom boasting built in wardrobes and French doors leading to the garden. There is also a family bathroom, with bath and overhead shower and additional hallway storage. The loft is part boarded with a pull down ladder.



Outside

The south facing rear garden is mainly laid to lawn with a selection of trees including cherry, laburnum and lilac. At the end of the garden is a peaceful seating area, the perfect place to relax and admire the stunning views over The Chiltern Hills and surrounding farm land. To the front of the property there is ample parking, a triple garage, workshop with power and lights.

The Land

Just a short stroll down the lane is the c17 acre smallholding along with two useful farm buildings, which could be adapted for horse or livestock accommodation. The gently sloping land is divided into two large paddocks with a fenced off bridleway track running between the two, therefore to not interfere with your own livestock, but ideal access for direct off road hacking.



General Remarks and Stipulations

Tenure
Freehold

Services
Gas Central Heating, Mains Drainage

EPC Rating
65

Local Authority
Buckinghamshire

Important Notice

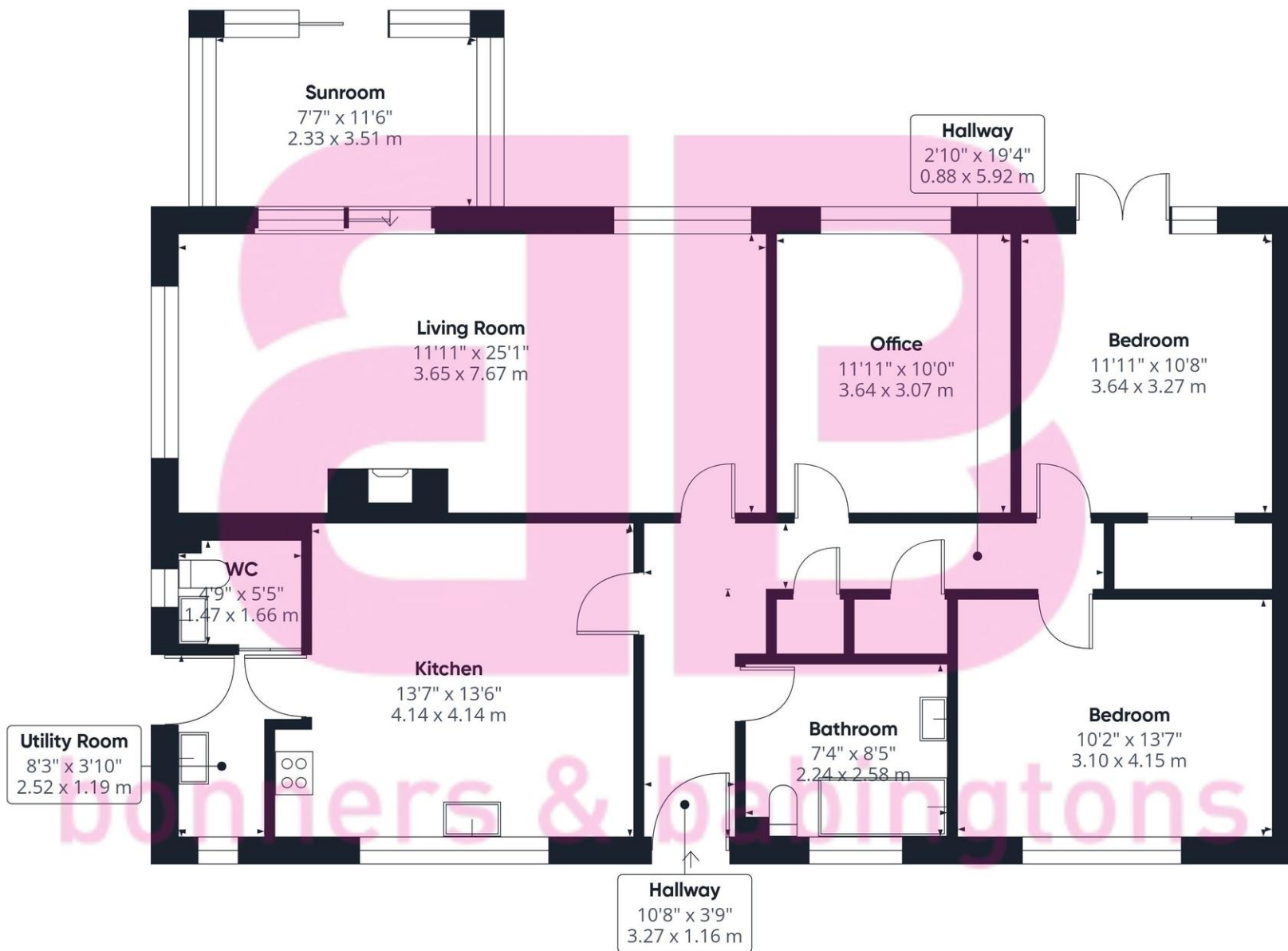
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Viewing
Strictly by appointment with Bonnars & Babingtons





Approximate total area⁽¹⁾

1244 ft²
115.5 m²

(1) Excluding balconies and terraces

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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