



hammers & babingtons

The Spinney
Radnage

The Spinney City Road Radnage Buckinghamshire HP14 4DW

Guide Price £600,000

Nestled in the heart of Radnage Village, this beautifully presented Grade II listed two-bedroom cottage offers an appealing blend of period character and modern comfort. Set within one of Buckinghamshire's most picturesque rural communities, the property enjoys a peaceful setting surrounded by rolling Chilterns scenery, yet remains conveniently placed for nearby towns, transport links, and well-regarded schools.

The cottage immediately impresses with its flint-and-brick exterior, red-tiled roof, and classic dormer windows, all set behind a woven timber boundary that enhances its traditional character. A gravel courtyard and generous lawn create an attractive approach and provide excellent outdoor space for relaxing or entertaining.

Inside, the home combines rustic features with contemporary finishes. Exposed beams, soft off-white décor, and thoughtfully updated interiors create a bright and welcoming feel throughout.

The kitchen is a standout space, offering modern cabinetry, wooden worktops, a farmhouse sink, integrated appliances and abundant natural light. The adjoining living area includes a brick fireplace, providing a cosy focal point and reinforcing the cottage's characterful atmosphere.

Upstairs, the property provides two well-proportioned bedrooms, with views across the property's garden, with glimpses towards the surrounding countryside. At the top of the stairs, there is also space to create a useful study or home-working area. The bathroom is finished to a high standard, featuring neutral tiling, quality fixtures and a clean, modern aesthetic.

Externally, the cottage benefits from a private rear garden, a mix of lawn and patio, ideal for alfresco dining or simply enjoying the tranquility Radnage is known for. Mature trees and woven fencing offer privacy and a picturesque backdrop.

The property is offered unfurnished. Please note that furnishings shown within the marketing images have been digitally added using AI/software and are for illustrative purposes only, to provide an indicative impression of how the property could look when furnished





Radnage

Radnage Village is highly sought-after for its rural charm, friendly community, and access to beautiful walking routes across the Chiltern Hills.

Despite its peaceful setting, the village is well connected, with nearby access to the M40, local amenities in

Stokenchurch and Princes Risborough, and rail links to London Marylebone from Princes Risborough station.

This delightful cottage offers an outstanding opportunity to enjoy village living in one of Buckinghamshire's most attractive rural locations.



EPC RATING: E

Tenure: Freehold

Council Tax Band: E



Approximate total area⁽¹⁾

1192 ft²
101.4 m²

Reduced headroom

133 ft²
12.4 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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