



## CHARMING VILLAGE HOME IN A SECLUDED SETTING WITH GATED DRIVE AND GARAGING

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BLUEBELL COTTAGE,  
GREEN END ROAD, RADNAGE HP14 4BZ

Freehold

savills

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## BLUEBELL COTTAGE, GREEN END ROAD, RADNAGE HP14 4BZ

### Freehold

Entrance hall ♦ sitting room ♦ kitchen/dining room ♦ 3 bedrooms ♦ family shower room ♦ study ♦ double length garage ♦ long gravel driveway with turning area & parking for several cars ♦ front, side and rear gardens ♦ EPC rating = D

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### Situation

M40 Junction 5 (Stokenchurch) 3.6 miles, Saunderton (Chiltern Line) 3.9 miles, High Wycombe 5.9 miles, Heathrow 31 miles, London 40 miles. All distances are approximate and correct at time of writing.

Situated on the edge of the attractive village of Radnage, the property is ideally placed for commuting into London via the M40 and there are regular train services to London Marylebone from High Wycombe.

Local pubs are found in the village of Radnage, local shops, supermarket, garage and other services are available in Stokenchurch. For a greater selection of educational, amenities and shopping facilities, High Wycombe is accessible.

Buckinghamshire is renowned for its choice and standard of schooling, including a local primary school in Radnage. The county is one of the last to maintain the traditional grammar school system. For details of current secondary school catchment areas, please visit the Buckinghamshire County Council website.

### Description

Bluebell Cottage is a well presented detached village home, set well back from the village road in secluded gardens with ample driveway parking and a double length garage. The house offers comfortable and spacious accommodation, with scope for further extension subject to the necessary planning permissions.

The house has a welcoming reception hall with a study adjacent, overlooking the frontage with exposed beams and a range of fitted furniture, including display cabinet, cupboards, drawers and desk area. The sitting room is a double aspect room with French doors to the rear garden, there are further exposed ceiling beams and the room is light and spacious. The kitchen/dining room has a tiled floor and plenty of space for a large dining table with an extensive range of fitted units and space for a large fridge freezer. Fitted appliances include an electric hob and a double oven with further appliance spaces. There are views over the rear and side garden and a door to the front drive.



The master bedroom is located on the ground floor with fitted wardrobes and drawers and a French door to the rear garden. The second bedroom is currently used as a dressing room with a more comprehensive range of built in wardrobes and views over the garden. The shower room is fitted in a modern suite with large corner shower cubicle and a hand basin set in a vanity unit.

On the first floor the stairs lead up into a good sized room which could be used as a third bedroom or playroom. A door leads into a further loft storage area which could be converted to further accommodation, subject to planning.

#### **Outside**

The house is approached through high wooden electric gates, onto a long gravel driveway with turning area and parking for several cars, leading to a double length garage. There is a good sized area of lawn to the front with hedged and fenced boundaries. Gated access leads to the rear and side garden which is mainly laid to lawn with mature trees and well stocked shrub borders with a patio area. Through the trees there are glimpses of views over the valley.

#### **Services**

Mains water and electricity. Oil fired central heating. Private drainage. Please note none of these services have been tested.

#### **Local Authority:**

Wycombe District Council

#### **Viewing:**

Strictly by appointment with Savills



Approximate Floor Area = 145.3 sq m / 1564 sq ft (Including Loft)  
 Garage = 31.7 sq m / 341 sq ft  
 Total = 177 sq m / 1905 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	