



Manor Close  
Bledlow

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bonners & babingtons





A fantastic opportunity to acquire this beautifully extended & modernised four bedroom semi-detached family home with stunning countryside views. The property is located within the highly sought after Village of Bledlow benefiting from a local pub and countryside walks all within walking distance.

Manor Close, Bledlow, Buckinghamshire, HP27 9PE

Offers Over - £585,000

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN / DINER
- STUNNING COUNTRYSIDE VIEWS
- UTILITY ROOM
- LIVING ROOM
- MASTER BEDROOM WITH ESNUITE SHOWER ROOM & VIEWS
- LARGE DRIVEWAY
- VILLAGE LOCATION



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## Bledlow

The village of Bledlow lies in the Vale of Aylesbury close to the Chilterns in an Area of Outstanding Natural Beauty. The village is dominated by its church and manor house now owned by Lord Carrington. This area offers access to many footpaths and bridleways including the Chiltern Way, Ridgeway and nearby the Icknield Way. Bledlow also has an attractive pub which is popular with walkers and ramblers and an active cricket club.

The nearby regional centres of Thame, Chinnor, Princes Risborough, Wendover and Aylesbury provide shopping and recreational facilities. Mainline train services to London Marylebone are available from Princes Risborough and High Wycombe. Easy access to the M40 via junction 6 means that Oxford and London, the West End and the M25 Heathrow are within easy reach.

Buckinghamshire is renowned for its choice and standard of schooling, both state and private as the county is one of the last to maintain the traditional grammar school system. The property is ideally situated to take full advantage of the choice of grammar schools located nearby and Bledlow Ridge itself has a very well-regarded primary school.





## Description

A fantastic opportunity to acquire this beautifully extended & modernised four bedroom semi-detached family home with stunning countryside views. The property is located within the highly sought after Village of Bledlow benefiting from a local pub and countryside walks all within walking distance of the property.

The property accommodation comprises of the following, entrance hallway with modern downstairs bathroom, good sized living room, large open plan kitchen / diner with Bi-fold doors opening out to the rear garden as well as a separate utility room with plumbing for all white goods. The kitchen is well appointed with both waist height and eye level cupboards, centre island and fitted appliances.

Upstairs, there is a master bedroom with modern ensuite shower room as well as a Juliet balcony overlooking the beautiful countryside, three further good sized bedrooms as well as a modern family shower room.

To the rear, Bi-fold doors from the kitchen / dining area lead you out to a good sized sunny rear garden with two entertaining terraces, brick built garden storage unit with power and side access leading through to the front of the property.

To the front, a large driveway offering ample off road parking for vehicles as well as on street parking bays if required.

Other notable features include, air source heating system and double glazed windows throughout.







## General Remarks and Stipulations

### Tenure

Freehold

### Services

Air source heat pump heating system, private drainage.

### EPC Rating

D

### Local Authority

Buckinghamshire Council

### Post Code

HP27 9PE

### Viewing

Strictly by appointment with Bonners & Babingtons

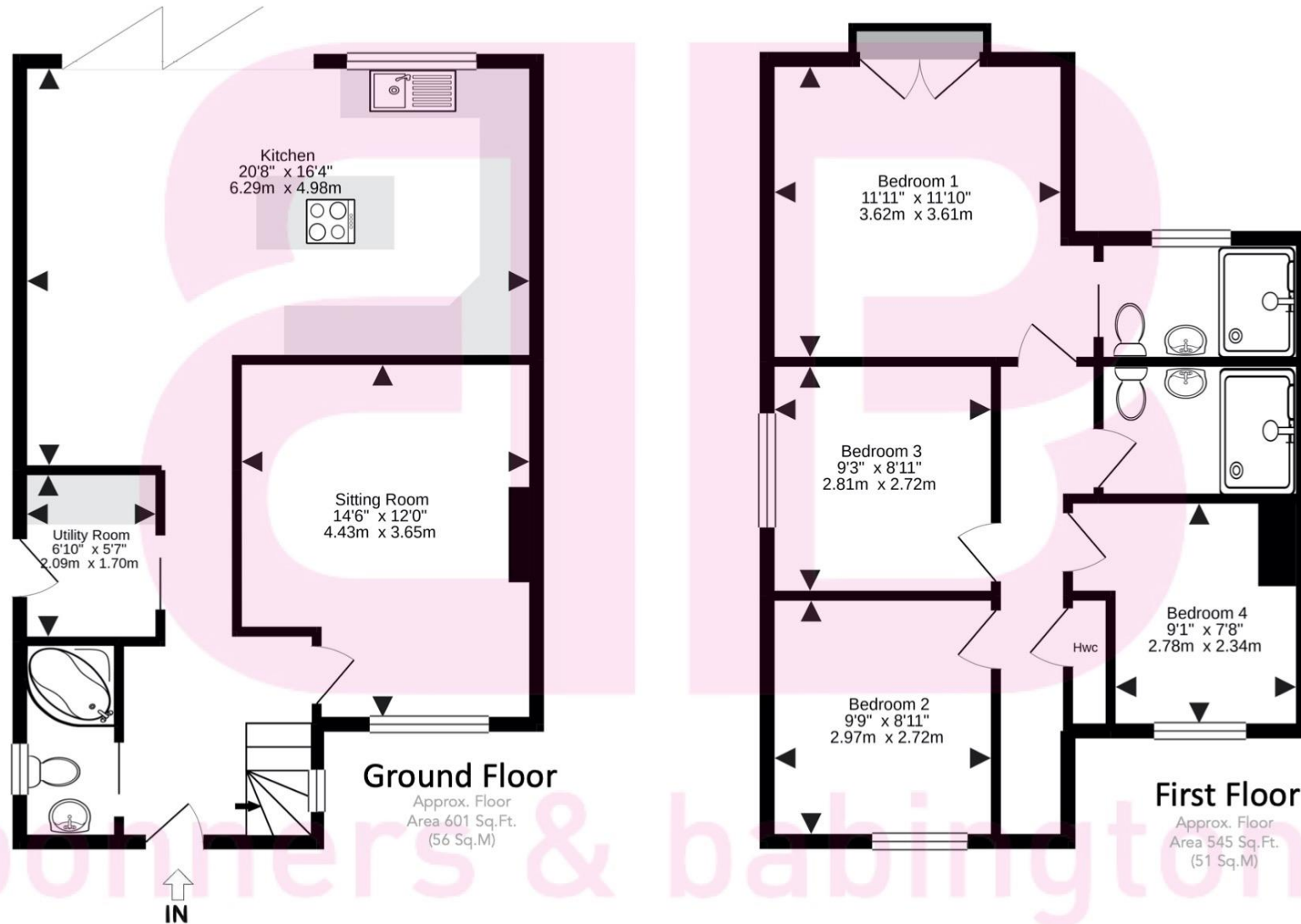
### Fixtures and Fittings

Via separate negotiations



# Manor Close, Bledlow, Buckinghamshire, HP27 9PE

Approx. Gross Internal Area  
107 sq m – 1147 sq ft



This floorplan is not to scale. It is for guidance only  
and accuracy is not guaranteed



