



bonners & babingtons

Routes Green
Bledlow Ridge

Routes Green, Bledlow Ridge, Buckinghamshire, HP14 4BB

OIEO - £700,000

This property is situated in a picturesque countryside location, offering beautiful views, tranquillity, and a peaceful environment. This lovely home is set in the quaint Hamlet of Routes Green and is surrounded by nature providing a serene atmosphere away from the hustle and bustle of city life.

As you arrive at the property you will find a private Driveway, allowing you to have your personal dedicated entrance and parking spaces. The house also includes a double Garage, offering additional space for your vehicles or can serve as an extra storage area for gardening tools and equipment.

The property has three bedrooms, each providing a private space for family members or guests. The size of the bedrooms vary but have plenty of space for essential furniture with two double bedrooms. The bedrooms share a well-proportioned modern Family Bathroom.

The house features fantastic living areas, which include a spacious Lounge that flows effortlessly into a cozy conservatory, a bright and airy Entrance Hallway, and a convenient Coat/Boot Room. These rooms offer plenty of space for relaxation, entertaining quests, and spending quality time with family and friends. The Kitchen has been recently renovated and features modern appliances, countertops, and cabinets. It provides a functional and stylish space for cooking and meal preparation and has a pleasant view out into the rear Garden.

The property boasts a beautiful Garden, which includes a tranquil Lilly Pond in the corner. This creates a serene and relaxing outdoor space where you can unwind and enjoy nature, and even have the opportunity to keep fish or other aquatic life. The Garden is well-maintained throughout with the added beauty of wild Trees, Shrubs, and Flower Beds, adding to the property's charm.





Bledlow Ridge

The sought after village of Routs Green/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.

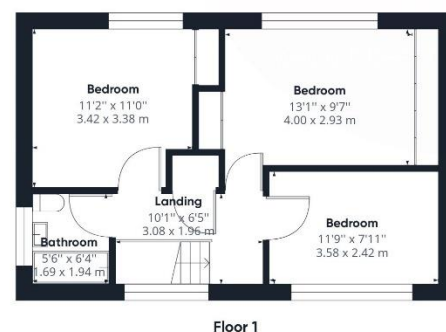
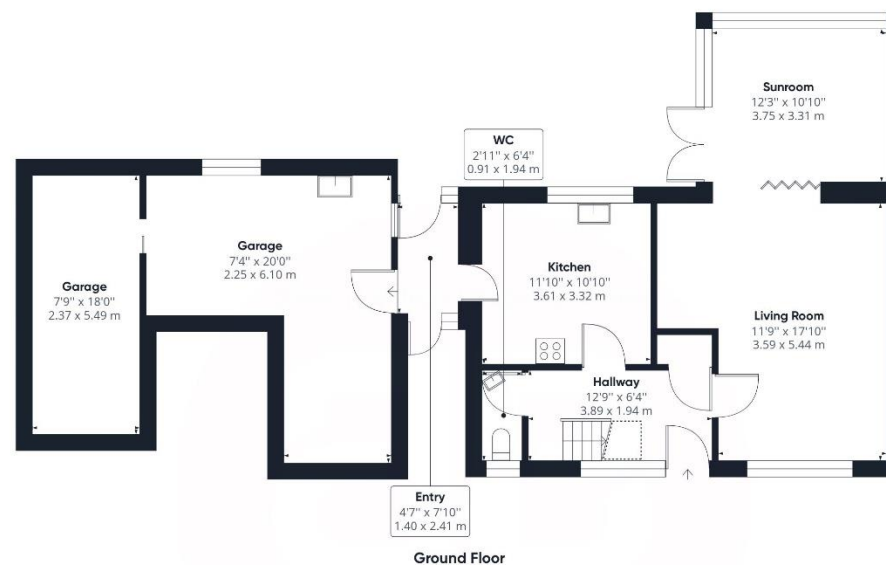
The nearby towns of Princes Risborough, Chinnor and High Wycombe all offer an excellent range of shopping and leisure facilities whilst for the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough (Marylebone – 36 minutes). Junction 5 of the M40 is some 5 miles away.

EPC RATING – D

COUNCIL TAX BAND - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(15-18)		
B	(18-21)		
C	(21-24)		
D	(24-27)		
E	(27-30)		
F	(30-33)		
G	(33-35)		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC



Approximate total area⁽¹⁾

1560.23 ft²
144.95 m²

Reduced headroom

10.99 ft²
1.02 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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