



Radnage Bottom Farm, Radnage, Buckinghamshire

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# An outstanding Grade II listed former farmhouse set in rolling countryside with a southerly aspect and beautiful far-reaching views.

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## Summary of accommodation

### Main House

Reception hall | Dining room | Sitting room | Kitchen | Study

Conservatory | WC | Utility room | Workshop

Principal bedroom with en suite shower room

Three further bedrooms, two with en suite bathrooms

Further bedroom/first floor sitting room | Family bathroom

Attic space

### Gardens and Grounds

Grade II listed general storage barn and party barn

Further outbuildings | Garage | Greenhouse

Landscaped gardens | Orchard | Grass fields

Turning circle with ample parking

**In all about 10.10 acres**

## Distances

Stokenchurch 3.4 miles, M40 (Junction 5) 4 miles

Princes Risborough 4.5 miles, High Wycombe 7.4 miles  
(trains to London Marylebone taking around 27 minutes),

Beaconsfield 12.7 miles (trains to London Marylebone from  
around 23 minutes), Henley-on-Thames 14 miles,

Oxford 22 miles, Heathrow Airport 27 miles

Central London 37 miles.

(Distances and times approximate)



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## Situation

Positioned near to Radnage and Bledlow Ridge, Radnage Bottom Farm is well-located and set in rolling countryside in the Chiltern Hills Area of Outstanding Natural Beauty. Bledlow Ridge benefits from a well-regarded Church of England first school, village shop and public house. Stokenchurch also offers a post office, public house, garage, supermarket, bank, restaurant and a number of local shops. The larger centres of Princes Risborough and High Wycombe provide a much wider variety of shopping and public facilities, with Henley-on-Thames and Marlow within 14 miles and Oxford only about 22 miles.

The M40 can be reached at either Junction 5 (about 4 miles) or Junction 4 (about 8 miles) and the railway at Princes Risborough offers a regular service into London Marylebone with alternative services available at both High Wycombe and Saunderton.

The well-known restaurant, the Sir Charles Napier, is around 2 miles away, while Le Manoir aux Quat'Saisons at Great Milton is about a 13 mile drive away.

Buckinghamshire is renowned for its high standard of education, the area being served by a good number of state, including grammar, and independent schools, catering for girls and boys of all ages. The area benefits from well-regarded schooling at Lord Williams, Thame, with two primary schools in Chinnor, as well as Bledlow Ridge. Independent schools include the Dragon (Oxford), Chandlings Manor (Oxford), and Ashfold (Dorton), Magdalen College School (Oxford), Oxford High School, Headington, Abingdon School, St Helen and St Catherine (Abingdon) and Wycombe Abbey, all accessible from the house.

Recreational and sports facilities in the area include golf at Whiteleaf, Ellesborough, Saunderton and Thame, tennis at Princes Risborough and Bledlow Ridge, cricket clubs at Bledlow Ridge, Bledlow village and Horsenden and polo at West Wycombe.















## Historical Note

It's believed that around 1199 Radnage Bottom Farm was the Kennels and Hunting Lodge for King John, handy for the Royal Stables at Princes Risborough around 4 miles away. The present house originates from around 1580 to 1600.

## Radnage Bottom Farm

A traditional brick and flint period farmhouse, Radnage Bottom Farm has been in the same family ownership for 36 years and is an excellent family home in a rural setting. There are character features throughout, including exposed timbers and beams, numerous splendid fireplaces and original doors. The principal rooms are south facing and there are far-reaching views from the house and grounds.

On entering through the porch, the front door leads into the reception hall, with its impressive brick fireplace and quarry tiled floor, with door through to the double aspect dining room, with a door to the outside, also with a large brick fireplace. The sitting room, which is off the inner hall, has a large inglenook fireplace with seats either side and an old bread oven as well as a door to the gardens.

The kitchen is to the rear of the house, and there are steps up to the study. The kitchen also opens to the east facing conservatory. Steps also lead down from the kitchen to the workshop/boiler room.

There are two staircases to the first floor which comprises a principal bedroom with en suite shower room, two further bedrooms, both with en suite bathrooms, a further first floor bedroom or sitting room and second floor bedroom with separate bathroom. There is also access to loft space on the second floor.

All of the accommodation can be seen on the enclosed floorplans.

## Gardens and Grounds

There are a pair of Grade II listed barns, one is currently used for general storage and the other as a party barn, though would lend itself to a range of uses. Other outbuildings include a garage and former kennels, now used for storage.

Approached over a gravel drive with large turning circle to the front of the house, the mature gardens are principally laid to lawn with wide flowerbeds, including a hellebore walk, and shrubs, interspersed with a mixture of mature, deciduous and coniferous trees, including a large yew tree to the side of the house. There are also garden sheds. To the west of the house there is an old well and an orchard extends from the gardens to the south of the property, with a recently re-surfaced tennis court in a raised position in the north of the grounds. The house is surrounded by well-fenced grass fields, connected to water.

## Property information

**Tenure:** Freehold.

**Services:** Mains water and electricity. Oil fired central heating. Private drainage.

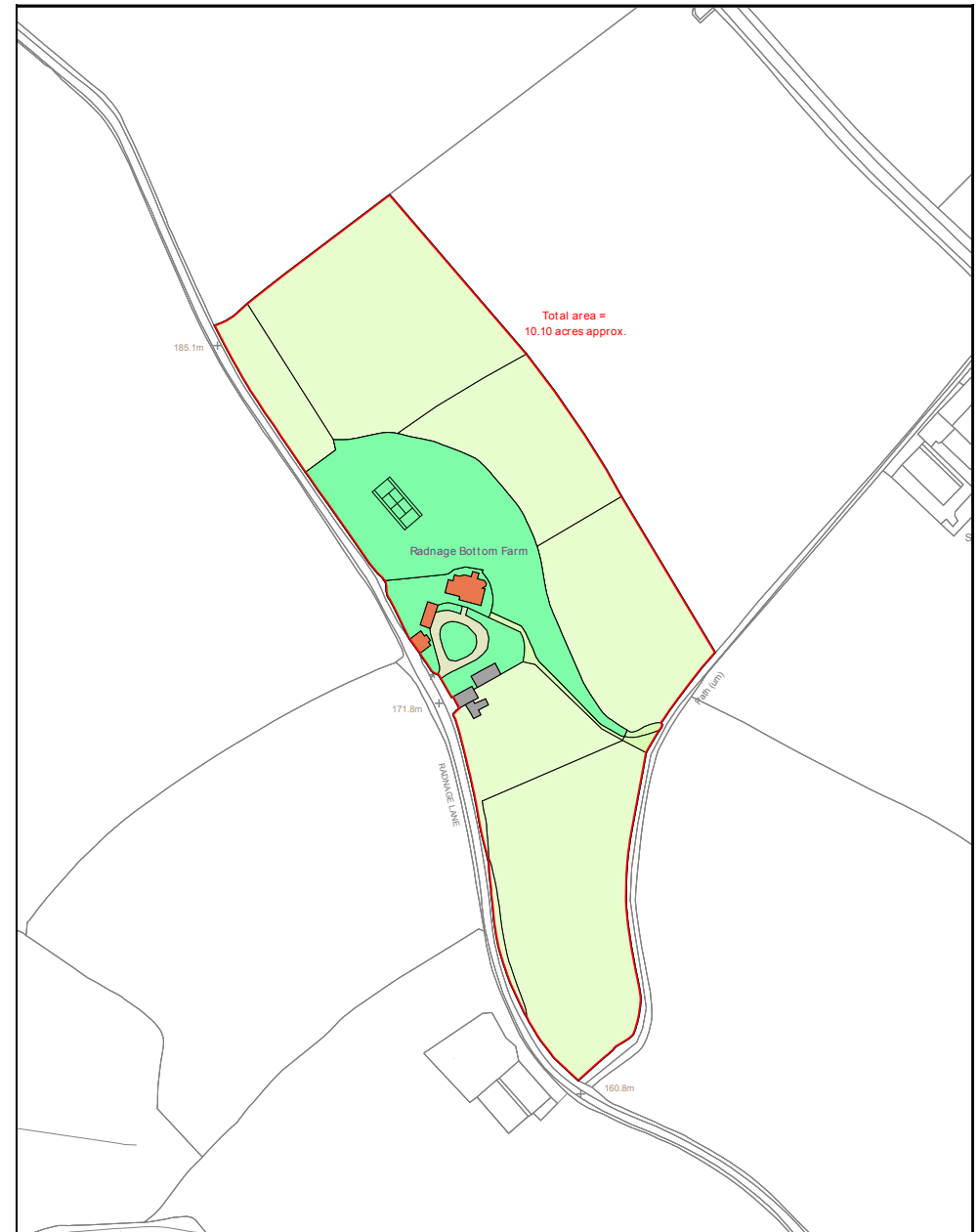
**Local authority:** Buckinghamshire Council. Tel: 0300 131 6000

**Council Tax Band:** H

**Postcode:** HP14 4DX

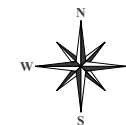
## Viewings

All viewings must be made strictly by appointment only through the vendor's joint selling agents, Knight Frank LLP and Blue Book.



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Date: 28.03.23 Drawn By: JSB Scale: 1:2500 @ A4 Plan Ref:

Title  
**Radnage Bottom Farm**

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**Approximate Gross Internal Floor Area**

**Main House: 357 sq m / 3,842 sq ft**

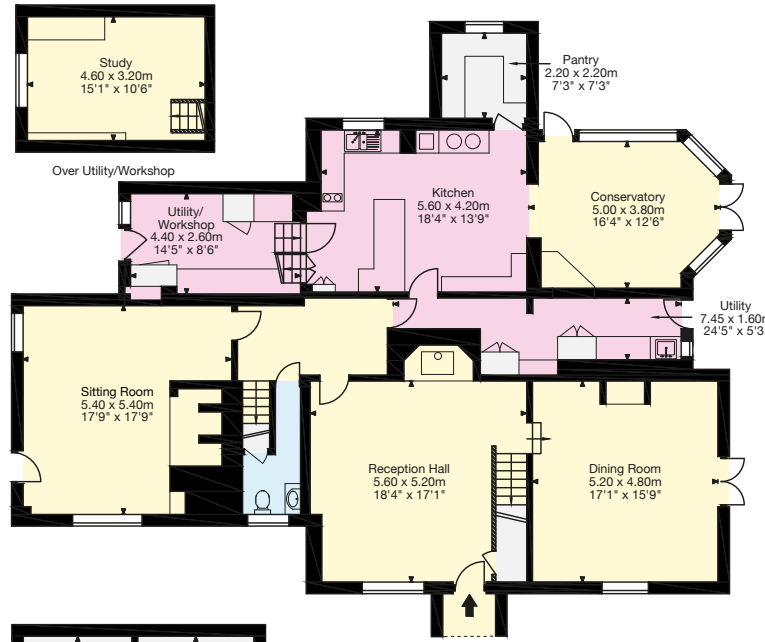
**Barn 1: 79 sq m / 850 sq ft**

**Barn 2: 45 sq m / 484 sq ft**

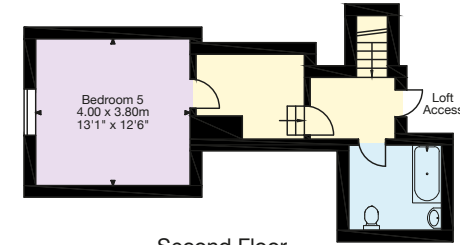
**Outbuilding: 61 sq m / 656 sq ft**

**Total Area: 542 sq m / 5,832 sq ft**

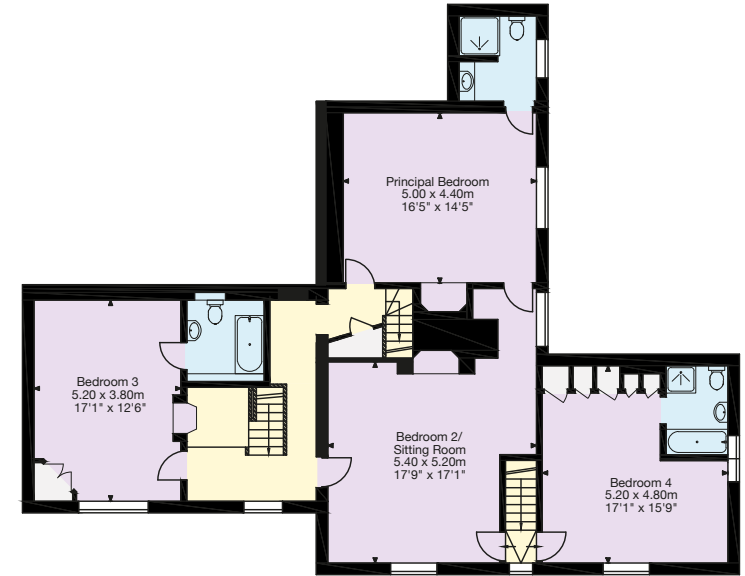
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



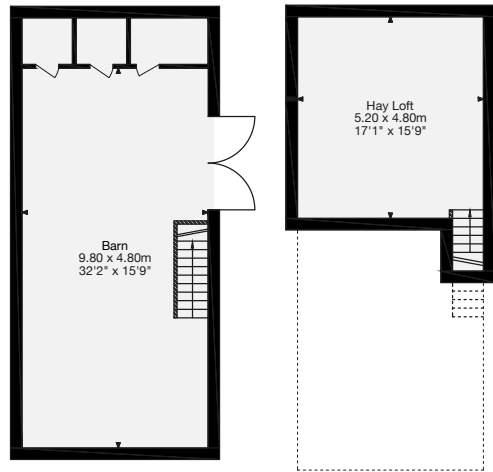
**Ground Floor**



**Second Floor**



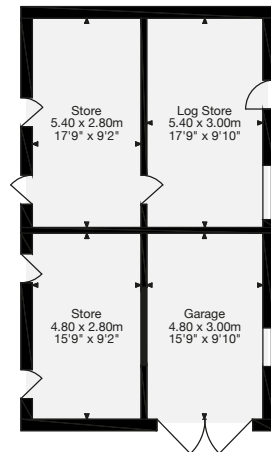
**First Floor**



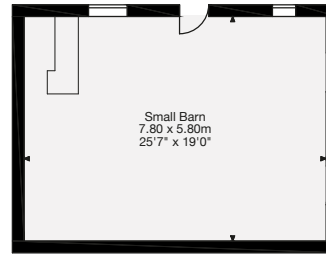
**Ground Floor**

**First Floor**

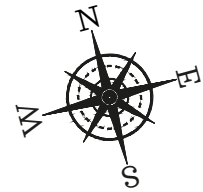
**Barn 1**



**Outbuilding**



**Barn 2**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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