

# Ponds Farm, Radnage, Buckinghamshire

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An attractive family home set within delightful gardens and grounds of 3.5 acres in a hidden valley in the Chilterns AONB.

### Summary of accommodation

**Ground Floor** - Entrance porch | Reception hall | Cloakroom | Drawing room  
Dining room | Kitchen with Aga | Pantry | Rear lobby/boot room

**First Floor** - Principal bedroom with en suite bathroom  
Guest bedroom with en suite shower room and dressing room/bedroom five  
Two further bedrooms | Family bathroom

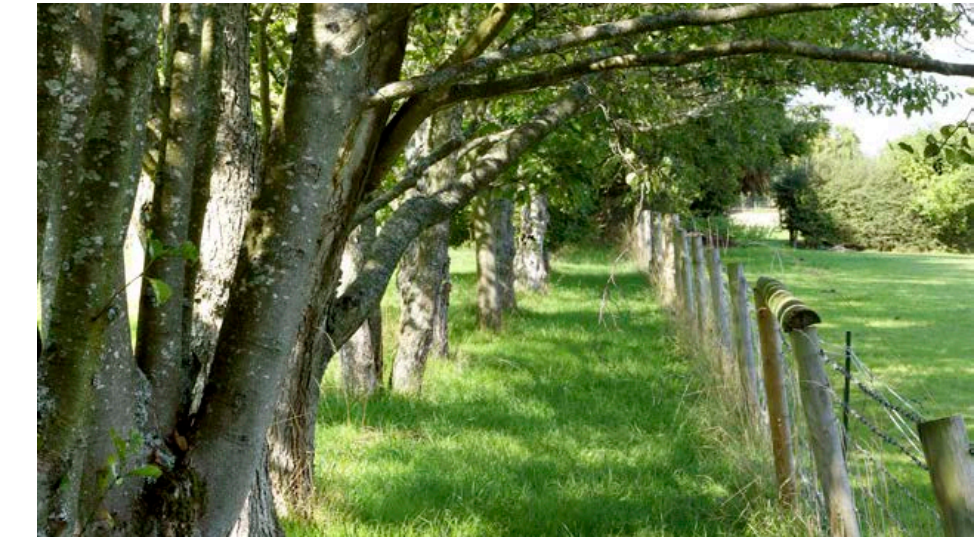
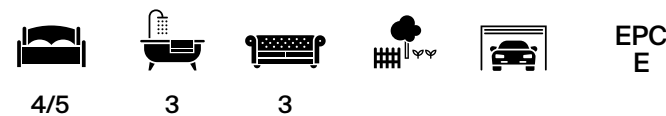
**Garden and grounds** - Three paved terraces, each providing a different garden view | Extensive lawns | Areas of wilding and fruit trees | Kitchen garden  
Garage block | Parking for three cars/workshop and large attic storage  
Paddock 1.7 acres | Garden 1.8 acres

In all approximately 3.5 acres

### Distances

M40 (j5) 3.5 miles, High Wycombe 5.5 miles, London Marylebone 30 minutes,  
Princes Risborough 6 miles, Thame and Marlow both under 10 miles, Central  
London 41 miles.

(Distances and time approximate).



### Location

Situated off a quiet country lane in this delightful valley on the edge of the Chilterns escarpment, Ponds Farm is positioned on a gently sloping, south facing site. Bennett End forms part of the larger, dispersed parish of Radnage and is surrounded by beautiful open farmland with dense woodland on the hills to the south.

Bennett End benefits from two very well-regarded restaurants, The Mash Inn and, in nearby Spriggs Alley, The Sir Charles Napier. Just above Bennett End, a footpath climbs through Pophleys Wood to the centre of Radnage, with its small village school, The Crown Public House and village hall. The immediate countryside is interlaced with wonderful walks and bridleways and national walking and cycle paths pass nearby.

For the commuter the M40 (junction 5) is just 3.5 miles giving access to London, Oxford and the national motorway network. There are main line railway stations giving fast access to London Marylebone at Princes Risborough, Saunderton and High Wycombe.

Buckinghamshire is renowned for its schooling and Radnage falls in the catchment of very well regarded independent and state schools for boys and girls of all ages.



## Ponds Farm

Ponds Farm is approached from the lane across a sweeping gravelled driveway passing the garage and leading to the front of the house. Entered through the front door and passing a guest cloakroom, the house immediately opens up into the large reception hall with a reclaimed oak floor and stairs rising to the first floor landing. The drawing room with stunning fireplace and triple aspect to the gardens and countryside beyond, is to the right. At the other end of the house sits a generous dining room with tiled floor and extensive built-in bookcases, with two pairs of French doors giving onto the garden terrace. From the dining room the house opens into the kitchen with Aga and separate multi-function oven. Beyond the kitchen is a utility area, rear hall/ boot room and lovely glass fronted larder.

To the first floor, all accessed from the generous landing are two en suite bedrooms, one with dressing room/bedroom five, bedrooms three and four and a family bathroom.







## Garden and Grounds

Behind double electric gates the gravelled driveway leads past the garages and to the front of the house where there is parking for several vehicles.

The gardens wrap around the house with, to the front, high hedging ensuring privacy from the lane, spectacular flower beds and borders, a good-sized greenhouse and a south facing terrace. Another west facing terrace overlooks the orchard and leads to the triple garage with workshop and attic storage. The garden behind the house and to the east is mainly laid to lawn with one long flower bed and a wonderful array of specimen trees. There is a croquet lawn and good-sized kitchen/vegetable garden with raised beds. Immediately to the east of the gardens is the paddock.

## Property Information

**Price Guide:** £2,250,000

**Tenure:** Freehold.

**Services:** Mains electricity and water, LPG central heating and private drainage.

**Local Authority & Council Tax Band:** Buckinghamshire Council. Band G.

**Energy Performance Certificate:** Band E.

**Postcode:** HP14 4EF.



**Approximate Gross Internal Floor Area**

**Main House: 237 sq m / 2,551 sq ft (Including Eaves Storage / Reduced Headroom)**

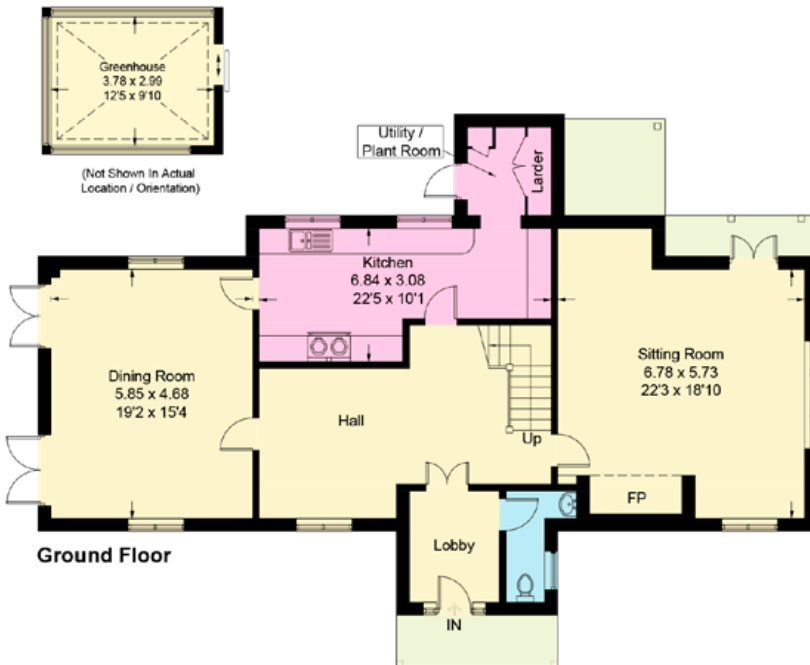
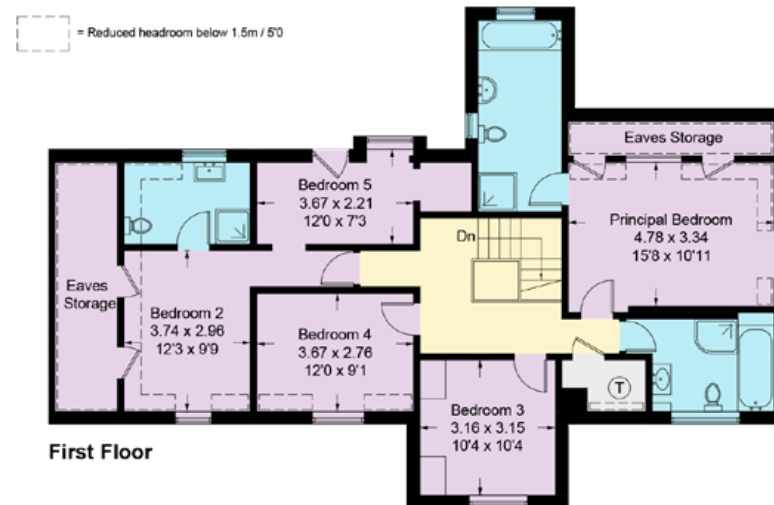
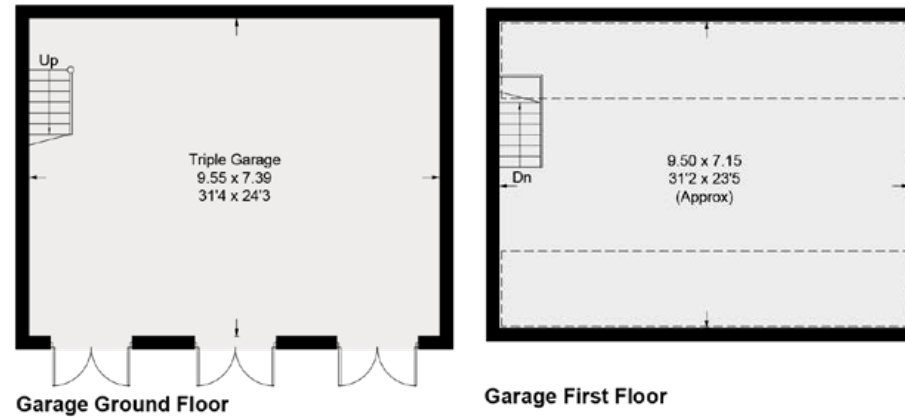
**Garage: 139.8 sq m / 1,505 sq ft**

**Greenhouse: 11.4 sq m / 123 sq ft**

**Total: 388.2 sq m / 4,179 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**

**First Floor**

**Beaconsfield**  
 20-24 Gregories Road  
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Particulars dated January 2023. Photographs and videos dated September 2022.

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