

# BOVINGDON



AURA

Ashridge Farm, Green End Road, Buckinghamshire





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Buckinghamshire

Aura is an exceptional modern south-facing residence offering beautifully designed living space. Thoughtfully crafted to create a seamless connection between indoor and outdoor living, it is ideally located, enjoying views over The Chiltern Hills, an Area of Outstanding Natural Beauty.

## Ground Floor

| Entrance Hall | Kitchen/Living/Dining Room | Utility |  
| Boot Room | Guest Cloakroom |

| Bedroom One with Dressing Room and En-suite Bathroom |  
| Bedroom Two/Three with Dressing Room and En-suite Bathroom |  
| Bedroom Four/Five with En-suites |

## Outside

| Gated Property | Driveway |  
| Patio | Garden | Flower Beds | South-Facing Plot |  
| Planning Permission for Outbuilding |

| Approx 2.62 Acres |

## ADDITIONAL INFORMATION

Council Tax Band: TBC  
Local Authority: Buckinghamshire Council  
EPC Rating: B  
10 Year Warranty





The entrance is marked by a modern gated access leading to a gravel driveway, providing privacy and exclusivity. A timber-framed porch with stone cladding offers a warm welcome. The meticulously maintained, south-facing grounds include a lush lawn, mature trees, and a pond, while a raised, spacious patio provides the perfect setting for outdoor entertaining.

Inside, the property provides a luxurious and spacious living environment. The entrance hallway impresses with its angled ceiling and herringbone wood flooring. The heart of the home is the fantastic open-plan kitchen, living, and dining area, featuring a vaulted ceiling with exposed wooden beams, large windows, and skylights. The kitchen includes custom light wood cabinetry, stone countertops, and a professional-grade range cooker, with a central island that adds rustic elegance.

Aura boasts four generously sized bedrooms, each with its own ensuite bathroom. The principal bedroom includes a spacious dressing room and a luxurious bathroom with a freestanding bathtub offering scenic views.

#### Specifications

- 5 bedroom/5 bathroom family home with views over own land, and pond at the rear, offering equestrian potential.
  - Double height ceilings (4.5 m) above principal bedroom and living areas.
  - Traditional construction with piled foundations, concrete base, twin block construction, clad exteriors and metal roof.
- Bespoke Neptune designer oak kitchen with Dekton worktops, Miele and Fisher and Paykel appliances, Perrin & Rowe Taps. Miele whitegoods in utility room.
- Porcelanosa tiled bathrooms, Villeroy & Boch & Lasso Stone sanitaryware, bespoke joinery.
  - Air source heat pump and Underfloor heating.
  - Air conditioning within principal living areas.
    - MVHR air circulation system.
  - Downlighters throughout, marr bronze switches, external lighting.
    - Mains linked smoke detection
    - Interior designed paint colour.
    - Engineered wooden floors, fitted joinery.
- Solid internal doors, Crittall and Powder Coated Double Glazed Windows.
  - Planning permission for outbuilding.
  - Pond at the end of the plot.





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## Location

Located on Radnage Ridge within the Chilterns Area of Outstanding Natural Beauty (AONB), this property sits on the south side of Green End Road in the linear hamlet of Radnage, Buckinghamshire.

It is ideally positioned 5.7 miles west of High Wycombe, 6.7 miles south of Princes Risborough, and 2.8 miles east of Stokenchurch.

Set in a semi-rural location, the area is well-regarded for its strong equestrian community, with excellent riding routes, livery yards, and facilities nearby—making it an ideal setting for horse enthusiasts.

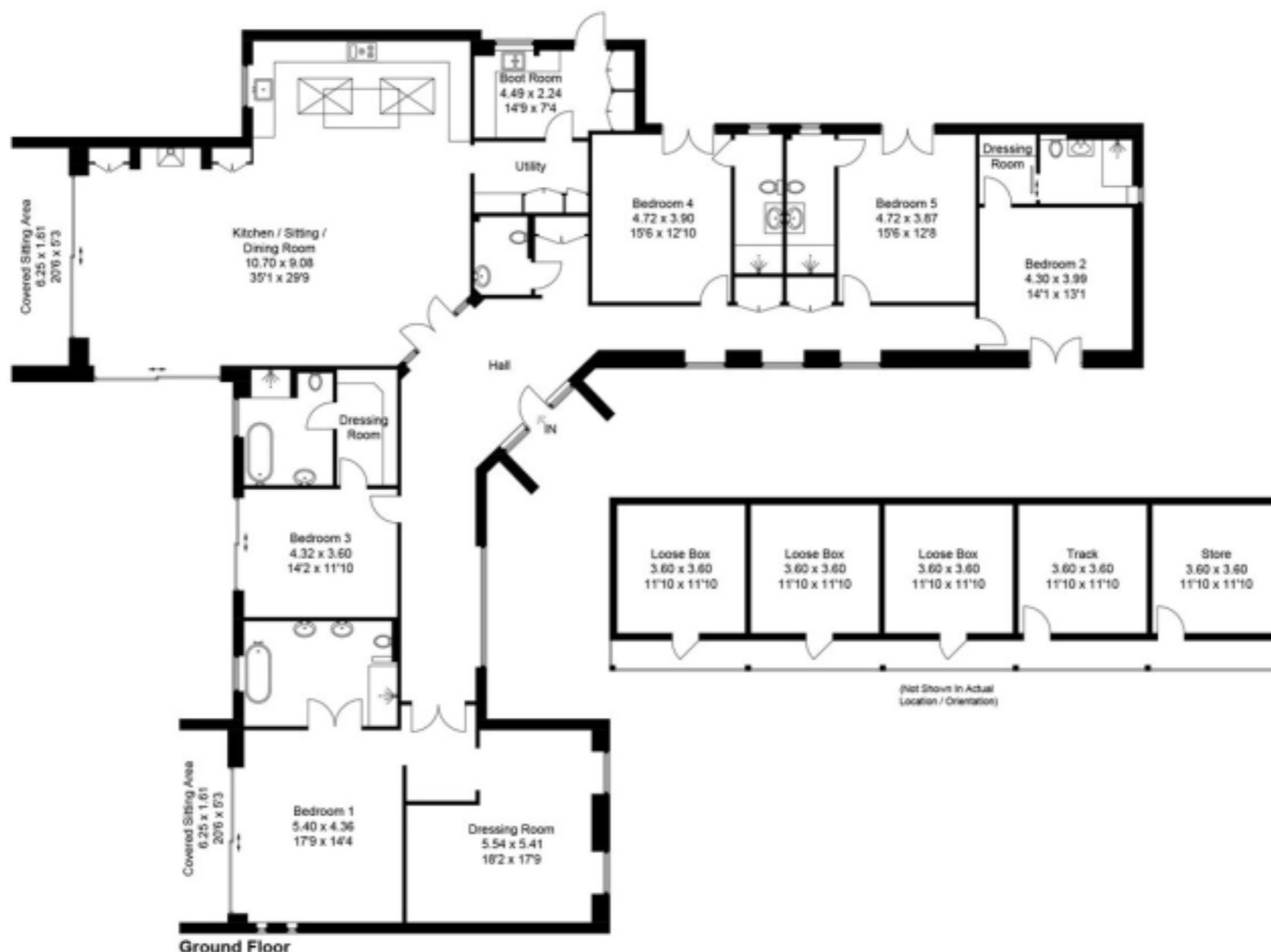
Excellent transport links include convenient access to the M40 via Junction 5, just 3.5 miles to the west, offering direct routes to London, Oxford, and the Midlands.

The nearest public transport is at Saunderton Station, 3.7 miles to the north, with a direct journey to London Marylebone in approximately 38 minutes. Princes Risborough Station also offers a 30-minute route into London. London Heathrow Airport is located 28 miles to the southeast, with Central London 41 miles away.

The property enjoys a desirable semi-rural setting, surrounded by low-density detached housing and a number of highly regarded private schools, including Thorpe House, Pipers Corner, Gateway School, and Wycombe Abbey. It also falls within the catchment area for nationally recognised grammar schools such as the Royal Grammar School, Wycombe High School, and John Hampden Grammar School.



## FLOORPLAN



## Aura, Ashridge Farm, Radnage, HP14 4BY

Aura Approximate Gross Internal Area = 339.9 sq m / 3659 sq ft

Covered Sitting Area = 20.1 sq m / 216 sq ft

Aura Total Approximate = 360.0 sq m / 3875 sq ft

Approved Outbuilding = 70.6 sq m / 760 sq ft

Total Approved Area = 430.6 sq m / 4635 sq ft

Floor Plan produced for Saint Edward Estates & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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