



HUNT & NASH

Est. 1938

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Abbots Willow, Marlow Road, Bourne End Buckinghamshire SL8 5PL

**DELIGHTFUL GRADE II LISTED VILLAGE HOUSE WITH SECLUDED REAR GARDEN
THREE RECEPTION ROOMS: TWO DOUBLE BEDROOMS
BATHROOM AND SHOWER ROOM: KITCHEN & UTILITY ROOM
PLENTY OF EXPOSED BEAMS AND PERIOD FEATURES: OPEN FIREPLACES
DETACHED DOUBLE GARAGE & PARKING: NO ONWARD CHAIN
EPC RATING TBC: COUNCIL TAX BAND F**



An attractive Grade II Listed village house in the heart of Well End offered for sale for the first time in over 40 years, oozing charm and character throughout.

The total floor area of the property itself extends to just over 1800 sq ft and there are three ground floor reception rooms and two double bedrooms on the first floor. A spacious sitting room enjoys a double aspect to the front of the property which is complemented by a separate dining room and a study. Access to the kitchen is via the dining room and is fitted with a range of wall and base units with fitted work surfaces and space for the usual appliances. Off the kitchen is a utility room, with access to the garden and to a ground floor shower room. There is also access to the garden via the dining room.

On the first floor there are two double bedrooms with vaulted ceilings and exposed beams, both of which have fitted wardrobes, and there is a stunning bathroom comprising of a three piece suite with an inviting free standing roll top bath.

The mature gardens to both the front and rear are stocked with a variety of flowers, shrubs and trees and are laid mainly to lawn, affording plenty of privacy. To the rear of the property there is a paved patio area and a winding path leading to a detached double garage with an electric door and parking to the front. Access to the garage is in Elm Lane.

*** AGENT'S NOTE:** We understand there may be a flying freehold to part of this property, above the entrance hall, and enquiries regarding this should be made via your legal representative for clarification.

Bourne End is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Sir William Borlase's and Wycombe High School. There are various sporting facilities and opportunities locally including golf at Beaconsfield, and Sailing at Upper Thames Sailing Club and Cookham Reach.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

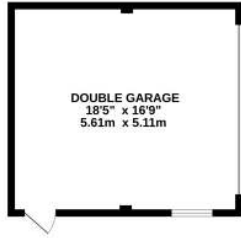
GUIDE PRICE . . . £900,000 . . . FREEHOLD*

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

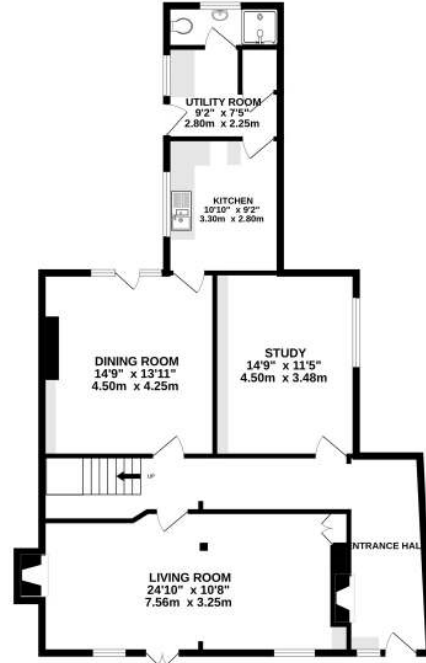
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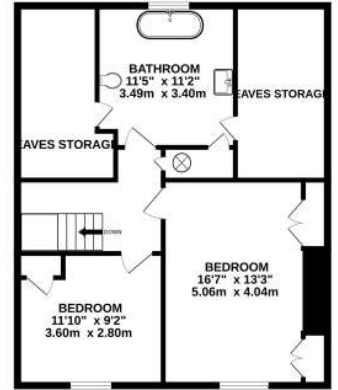
OUTBUILDING
308 sq ft. (28.6 sq.m.) approx.



GROUND FLOOR
1050 sq ft. (97.5 sq.m.) approx.



1ST FLOOR
756 sq ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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