

HUNT & NASH

Est. 1938

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46 New Road, Bourne End Buckinghamshire SL8 5BY

**UNIQUE 2300 SQ FT DETACHED FAMILY HOUSE
FOUR BEDROOMS: THREE BATH/SOWER ROOMS
SEPARATE ONE BEDROOM ANNEXE: SITTING ROOM WITH OPEN FIRE
LARGE ENTRANCE HALL: LARGE KITCHEN/BREAKFAST ROOM WITH GRANITE TOPS
CONSERVATORY: UTILITY: SECLUDED PRIVATE GARDENS: GARAGE & PARKING
ADJOINING FARMLAND: FLEXIBLE ACCOMMODATION: EPC RATING C**



Enjoying a very private setting this spacious detached family house is located off a gravelled lane at the top of New Road and has been cleverly designed and extended to provide flexible accommodation with some lovely features throughout.

The entrance hall is a super size and ideal for receiving guests with an attractive staircase and a polished wooden floor. Double doors open into a lovely large kitchen/breakfast room with an island unit, a range cooker and granite work tops. There are plenty of wall and base units, plenty of room for a large table and with double doors opening onto the conservatory, and another door to the garden, there is plenty of natural light flooding in. Adjacent to the kitchen is the utility room.

The sitting room has an attractive open fireplace for those cosy winter evenings and then there are two double bedrooms and a bathroom completing the ground floor accommodation of the main house. One of the bedrooms is currently used as a study/home office.

Off the entrance hall is a door leading to the ground floor of the annexe which comprises a very stylish open plan living room with a U-shaped kitchen area and breakfast bar. There are double doors leading out to the garden and stairs rising to the first floor. On the first floor is a double bedroom with an en suite shower room.

That shower room can also be accessed from one of the double bedrooms in the main house but there is also a second family bathroom on the first floor and a superb master bedroom with stunning views over the garden and adjoining farmland.

The outside is just as impressive as the inside of this lovely property and the large secluded plot provides plenty of privacy, plenty of parking and plenty of room for more garaging if necessary and subject to obtaining the necessary consent. The gardens are mainly lawn with mature flower and shrub borders, there are various seating areas, a small pond and farmland to the rear.

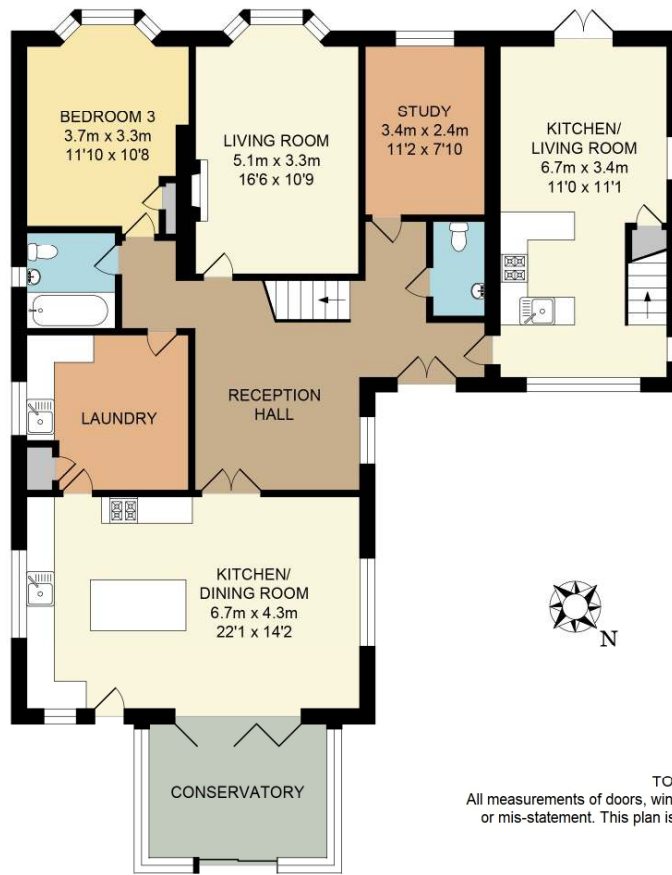
Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

GUIDE PRICE . . . £895,000 . . . FREEHOLD

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

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 215.4 SQ.M / 2318 SQ.FT (EX. GARAGE)
 All 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. Not to scale. www.huntandnash.co.uk

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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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