



The Granary, Well End Farm, Marlow Road, Bourne End, Buckinghamshire SL8 5PJ

STUNNING GRADE II LISTED BARN CONVERSION
FABULOUS OPEN PLAN LIVING SPACE: SEPARATE SITTING ROOM
32' KITCHEN/BREAKFAST ROOM: THREE EN SUITE BEDROOMS
DRESSING ROOM: FRONT & REAR GARDENS
CARPORT PARKING FOR 4 CARS AND TWO ADDITIONAL SPACES
EXCLUSIVE GATED COURTYARD SETTING
COUNCIL TAX BAND F: EPC RATING C



A beautifully appointed Grade II Listed three bedroom former granary forming part of this lovely gated development of converted farm buildings set around a central courtyard, adjoining paddocks and farmland. The Granary is considered the largest, most authentic and characteristic of all the properties here and is superbly presented throughout

The spacious accommodation is set around a stunning vaulted open plan reception room with a wealth of exposed beams, a galleried landing area and a fantastic wood burning stove. There is a separate family room/sitting room/media room with doors to the front lawn and the kitchen extends to around 32' and is fitted with an extensive range of modern units with integrated appliance, a breakfast bar and granite worktops. Throughout the ground floor is underfloor heating with radiators to the first floor.

The master bedroom benefits from an en suite bathroom and a dressing room. There is an en suite bathroom to bedroom two and an en suite shower room for bedroom three. The third bedroom is a quirky split level room that is ideal for a teenager and there is a cloakroom on the ground floor.

A private rear garden is laid to lawn with mature hedge borders and there is access to this from the double doors in the reception room.

The front garden enjoys the southerly aspect and is well stocked with a variety of flowering shrubs and there are two double barn style car ports providing four covered parking spaces plus two additional allocated parking spaces within the courtyard. There is built storage in the car ports and additional roof storage

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 and Wycombe High School. 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.

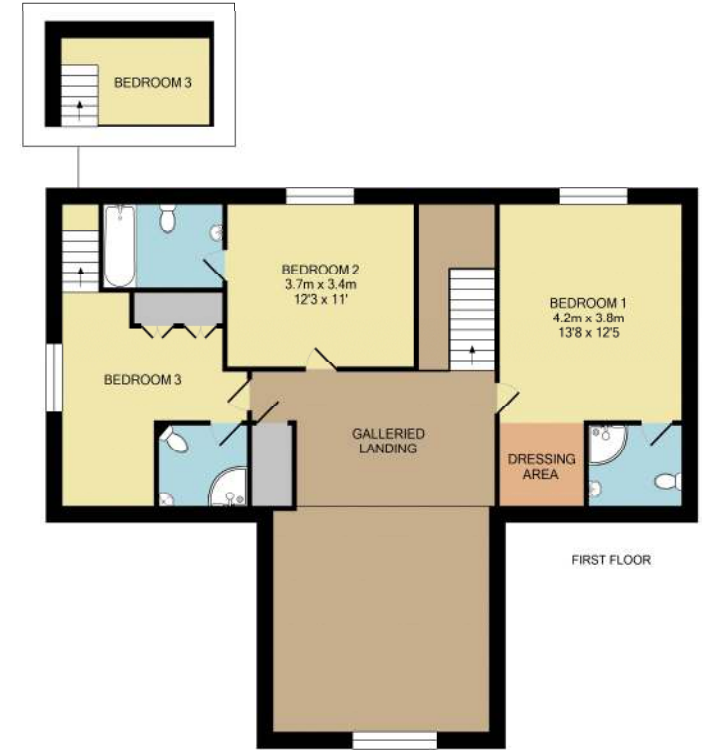
GUIDE PRICE . . . £1,250,000 . . . FREEHOLD

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
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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. Not to scale. Produced for Hunt and Nash Estate Agents.



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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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