

HUNT & NASH

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Cherry Tree House, Abney Court Drive Bourne End, Buckinghamshire SL8 5DL

**ENTRANCE HALL: CLOAKROOM/SHOWER ROOM: STUDY
FAMILY ROOM: DINING ROOM: DRAWING ROOM
MIELE KITCHEN/BREAKFAST ROOM: UTILITY ROOM
MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
THREE FURTHER DOUBLE BEDROOMS: FAMILY BATHROOM
ATTACHED DOUBLE GARAGE: AMPLE PARKING
STUNNING GARDENS: APPROXIMATELY HALF AN ACRE: IMPRESSIVE KOI POND
EPC RATING TBC**



Cherry Tree House is a fabulous detached family house that extends to over 3000 sq ft and is one of three individual award-winning properties built by D. G. Pink Developments Ltd, approximately 30 years ago, that achieved a commendation in the Malcolm Dean Design Award at the time.

Situated in a secluded setting off a private drive this unique house has octagonal shaped rooms providing bright, spacious and flexible living accommodation including four reception rooms and a stunning Miele kitchen/breakfast room with granite worktops and an adjacent utility room. The dining room has a beautiful vaulted ceiling with a galleried landing and full height windows.

There are four double bedrooms including a large master suite with a dressing room and en suite shower room plus two balconies over looking the rear garden. The second bedroom also has a balcony and every room enjoys a lovely view over a part of the garden, by design.

Access to the property is through double five bar gates into a gravel drive, passing the front of the house leading to the attached double garage. The front garden is laid to lawn with a brick paved terrace and decking with a large ornamental Koi pond and a brick and flint wall forming a division between the front and side garden. The side garden has mature shrubs and cherry trees, there is access on either of the property to the rear garden, which is again laid mainly to lawn with well stocked flower beds and mature trees. There is a brick paved footpath around the whole house leading on to a further area of paving with wooden framed octagonal greenhouse/summer house and timber garden shed. Outside water tap.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to 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.

HMRC Anti Money Laundering

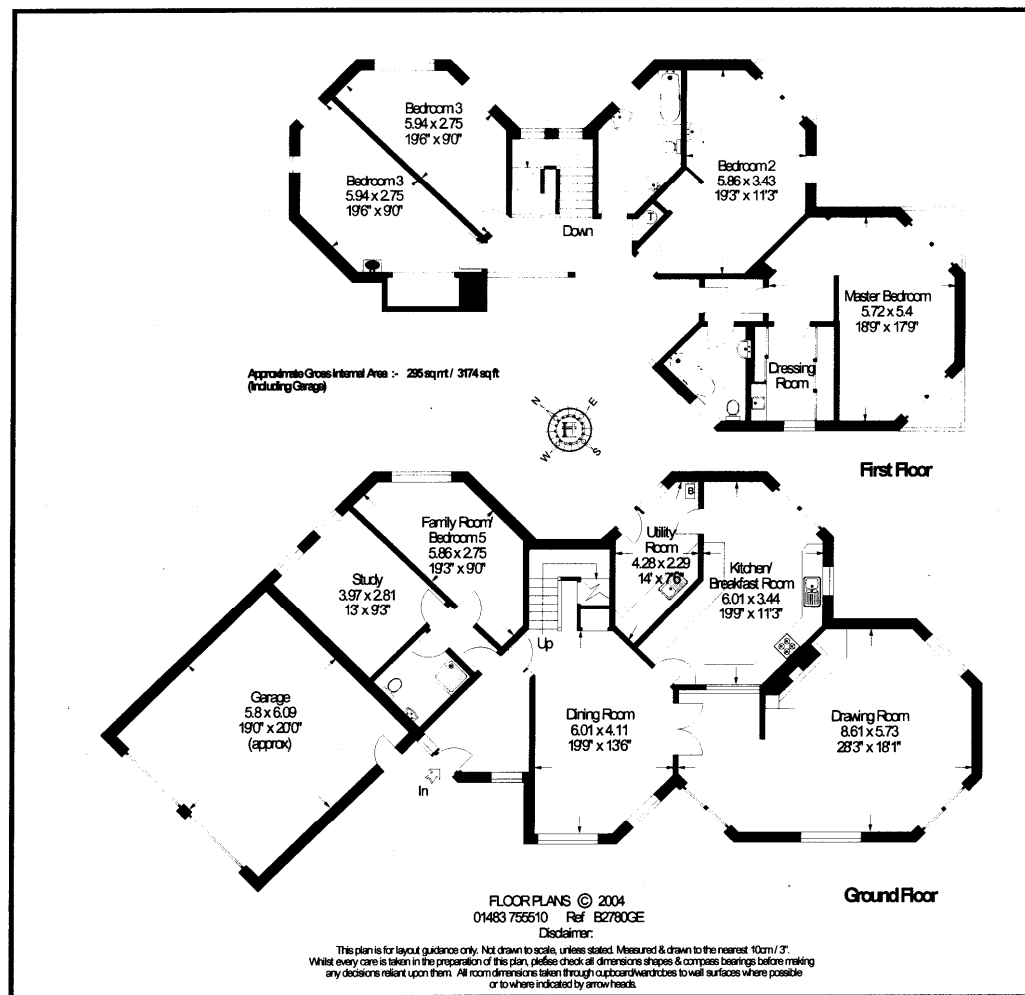
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £1,850,000 . . . 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



**Travel time by Rail
(from Bourne End Station)**

Marlow - 8 mins |
Reading - 32 mins |
London Paddington - 1hr





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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RESIDENTIAL LETTINGS & MANAGEMENT

