



**HUNT & NASH**  
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# River Lodge, Cockmarsh, Bourne End Buckinghamshire SL8 5RG

**FABULOUS FIVE BEDROOM DETACHED BUNGALOW  
165 ft RIVER THAMES FRONTAGE  
55 ft THREE STAGE MOORING FACILITY  
OUTSTANDING REAR VIEWS OVER NATIONAL TRUST LAND  
BEAUTIFUL LARGE GARDEN: FLEXIBLE ACCOMMODATION  
\*VERY LIMITED VEHICULAR ACCESS: OIL FIRED CENTRAL HEATING  
LPG GAS FOR COOKING: SEPTIC TANK DRAINAGE: EPC RATING F**



River Lodge is an exceptionally spacious single storey dwelling extending to a little over 2400 sq ft with approximately 165ft of River Thames frontage and the most wonderful, uninterrupted rear views over National Trust land towards Winter Hill.

A truly wonderful opportunity to purchase a fabulous family home and lifestyle that is seldom available on the open market.

Originally built around 1898 as part of the Quarry Hotel, the accommodation has been remodelled and extended over the years to provide five bedrooms with a bathroom and a separate shower room, plus two/three reception rooms, a large conservatory and an open plan kitchen/dining room. Being Thameside, the property is raised and there is a lovely veranda overlooking the garden plus there is a sauna and a utility room that also has a secondary shower.

The gardens are particularly well maintained and are laid mainly to lawn with mature hedging and planting to provide areas of privacy. There is a wooden summer house and various sheds for storage. The 55ft three stage mooring is useful with the rise and fall of The River level and on the opposite bank is another 16ft mooring. There is also a bore hole within the boundary of the property.

Vehicular access to the property is very limited so a boat is essential and the boat photographed in these particulars is included within the sale. Despite the vehicle limitations there is a double garage in Donkey Lane conveyed with this property and there is a private footpath that leads from Donkey Lane to the shared mooring facility on the north bank.

**Local Authority:** Wycombe District Council 01494 461000 **Council Tax:** Band G

## **HMRC Anti Money Laundering**

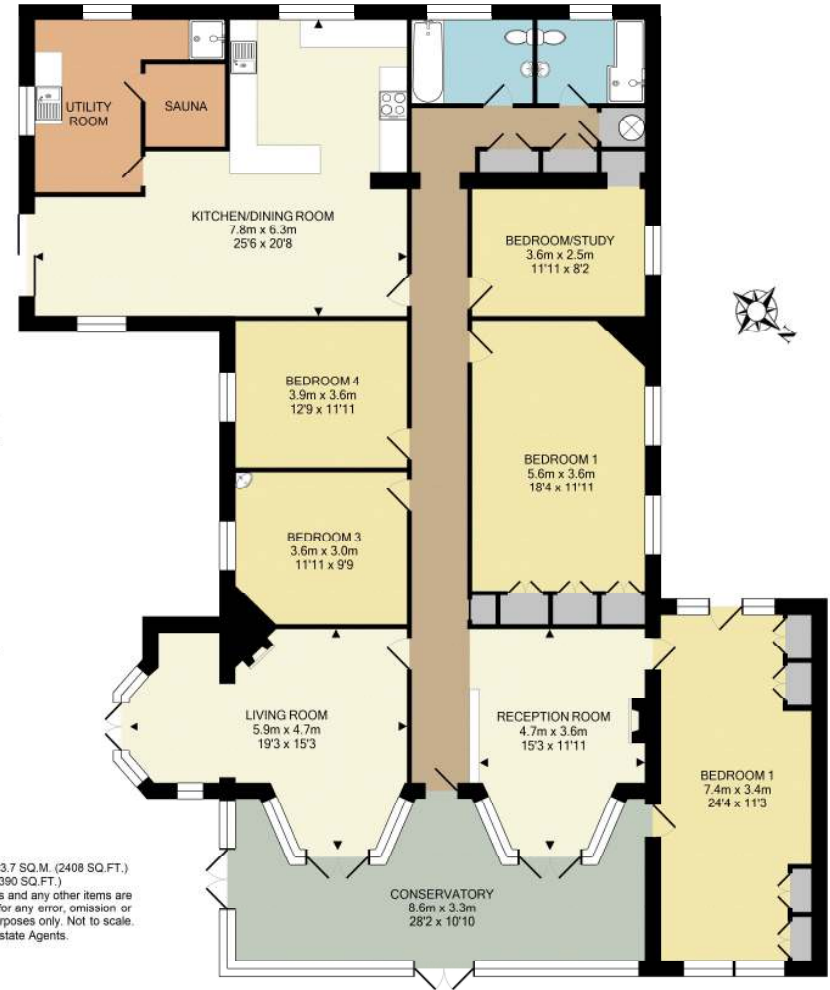
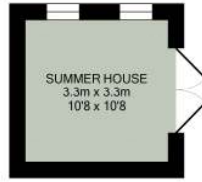
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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 . . . £1,100,000 . . . 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](mailto:bourneend@huntandnash.co.uk)



RIVER LODGE APPROX. FLOOR AREA 223.7 SQ.M. (2408 SQ.FT.)  
OUTBUILDINGS 36.2 SQ.M. (390 SQ.FT.)  
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.



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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