



A VICTORIAN CHARACTER PROPERTY

LONG BOYDS HOUSE,
HEDSOR ROAD, BOURNE END, BUCKINGHAMSHIRE, SL8 5EE

Freehold



WITH AN ANNEXE AND TENNIS COURT, ALL SET IN ABOUT 0.85 ACRES

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3/4 reception rooms ♦ kitchen/breakfast room ♦
conservatory ♦ 6/7 bedrooms ♦ 2 bath/shower rooms ♦
front and rear gardens ♦ tennis court ♦ long drive and garage
♦ detached annexe: sitting room, bedroom and shower room
♦ all set in about 0.85 acres ♦ EPC rating = E

Situation

Long Boyds House is conveniently situated within a short drive of both Bourne End and Cookham respectively. Within walking distance along Hedsor Road is a village pub and popular garden centre. Bourne End a thriving village in the Chiltern Hills offering everyday shopping facilities, doctors, dentists, restaurants, marina, library and a main line train station to Paddington (via Maidenhead). Cookham also offers a great choice of restaurants. More comprehensive facilities can be found in Marlow and Beaconsfield nearby.

Communications are excellent with good rail and road links to Central London and Heathrow.

Buckinghamshire is renowned for its choice and standard of state and private schools. The county is one of the few to maintain grammar schools of which for boys, the nearest are The Royal Grammar School (High Wycombe), Sir William Borlase (Marlow) and for girls Wycombe High School and Beaconsfield High. Private preparatory schools for girls include Godstowe, High March and Herries and for boys Caldicott and Davenies. Boys public schools: Eton, Stowe, Radley, girls boarding schools: Wycombe Abbey, Queen Anne's Caversham.

Sporting facilities are varied with golf at Temple, Harleyford and Winter Hill and several other courses nearby. Sailing at Upper Thames Sailing Club or Cookham Reach Sailing Club, Racing at Windsor, Ascot and Newbury.

Description

Long Boyds House is a delightful Victorian home with bright and spacious accommodation over three floors which is offered to the market with no onward chain. The property has retained many original features including open fireplaces, high ceilings, Victorian style radiators, stripped wooden flooring downstairs and quarry tiled floor with some stained glass leaded lights in the conservatory.



The farmhouse style kitchen/breakfast room is a real 'hub of the home' well fitted with a Smeg hob, Neff double ovens, a butler style sink and granite worktops. The original wooden flooring also adds great character to the kitchen, off which is the conservatory/children's playroom. The drawing room is a bright and airy room with floor to ceiling bay windows and an attractive Infinity gas fireplace. In addition to the ground floor there is a spacious dining room, a south facing room with floor to ceiling bay windows, fireplace and wooden flooring, as well as a utility room, cloakroom and family room/bedroom 7 with en suite shower room.

On the first floor the master bedroom is a generous size, with built in wardrobes, attractive fireplace and doors leading to two balconies. The master en suite, which has recently been refurbished, is a modern design with a walk in shower, low level W.C. and wash hand basin. The second bedroom has delightful views over the garden and benefits from a dual aspect. There are two further double bedrooms each with doors leading to south facing balconies. In addition, on the first floor there is a family bathroom with free standing Victorian bath, low level W.C. and hand basin, a fifth double bedroom and a sixth bedroom both with a rear aspect overlooking the garden. The second floor consists of a further large double bedroom/exercise studio, with under eaves storage.

In addition, the property offers a spacious annexe, an ideal place for a home office, teenage retreat or gym on the ground floor and a separate bedroom, kitchenette and living area on the first floor for use as self contained accommodation.

The gardens are a particular feature of the property and include a raised stone terrace to the rear of the house leading onto a good size lawn area with well maintained shrub borders. Part of the garden is walled and a tree lined path leads alongside the hard tennis court to an area of lawn at the back. The front garden is screened by decorative trellis and beech hedging with entrance gates and a long driveway down the side of the house to the garage and parking area.



NOT TO SCALE

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Hedstor Road, Bourne End, Buckinghamshire SL8 5EE

Approximate Floor Area

House 362.53 sq m - 3902 sq ft

Annexe 88.00 sq m - 947 sq ft

(Gross Internal Area)

This plan is for illustration purposes only.

Savills Beaconsfield (Sales)

beaconsfield@savills.com

01494 731950

savills.co.uk

Hunt and Nash (Bourne End)

bourneend@huntandnash.co.uk

01628 522 568

huntandnash.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	