



HUNT & NASH

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# Silver Birches, Hawks Hill, Bourne End Buckinghamshire SL8 5JG

**DETACHED THREE BEDROOM BUNGALOW WITH PLANNING PERMISSION  
PERMISSION TO DEMOLISH AND REBUILD A 2800 SQ FT FAMILY HOME  
TO INCLUDE FIVE BEDROOMS, THREE RECEPTION ROOMS AND THREE BATHROOMS  
SEMI RURAL LOCATION ADJOINING FARMLAND  
NO ONWARD CHAIN: CURRENT EPC RATING TBC: CURRENT COUNCIL TAX BAND F  
RARE OPPORTUNITY**



Fantastic, rare opportunity for a self build project.

Planning permission has been granted to demolish and re site the existing dwelling and to replace it with a five bedroom modern contemporary family home extending to about 2800 sq ft (260 sq m).

At present the accommodation is arranged as a bungalow with three bedrooms. A sitting room, open plan kitchen/dining room and a family bathroom. There is off road parking, a generous garden and a good deal of privacy. Approached via an unmade single track lane and adjacent to Holland's Farm, this is a fantastic opportunity to create a bespoke family home.

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 Beaconsfield, 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**

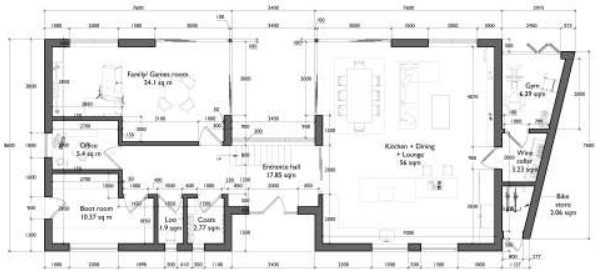
## GUIDE PRICE . . . £800,000 . . . FREEHOLD

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

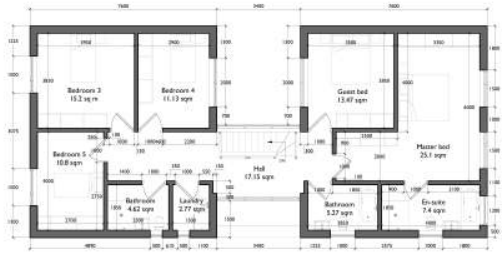
Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



PLANNING  
REFERENCE  
21\_06577\_FUL



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Project stage and title	Concept plans for new dwelling
Location	Silver Birch, Hawks Hill, Bourne End SL8 5PQ, UK
Stage	Concept plans for planning application consideration
Client	Jeremy and Penny Drayton
Drawn by	Value Passive House

Special note

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Affordable, Energy efficient, healthy building consultants and virtual 3D designers



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Floor plans 1:100	Sheet A2-05
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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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