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8 Well End Cottages, Bourne End Buckinghamshire SL8 5PH

CHARMING TWO BEDROOM CHARACTER COTTAGE
STUNNING STREAMSIDE REAR GARDEN: SITTING ROOM WITH WOOD BURNING STOVE
RE FITTED MODERN KITCHEN: GROUND FLOOR BATHROOM
GAS CENTRAL HEATING: WOODEN GARDEN OFFICE/SUMMERHOUSE
SOUTH FACING REAR ASPECT: PARKING AVAILABLE*
EPC RATING D



A beautifully presented two bedroom terraced cottage within the quaint hamlet of Well End, just on the edge of Bourne End, enjoying a southerly rear aspect overlooking open farmland and grazing fields.

The well maintained accommodation retains many period features including an original quarry tiled floor to the dining area and there is an attractive wood burning stove in the sitting room for cosy winter evenings.

To the front of the property is a rarely used entrance porch that leads into the reception room that has stairs rising to the first floor and leads through to the kitchen. The kitchen is fitted with a range of modern wall and base units above and below fitted work surfaces with integrated appliances. Off the kitchen is the downstairs bathroom that has been re fitted with a modern white suite.

On the first floor there is a large double bedroom to the front of the property and a good sized second bedroom with stunning views over the rear garden and beyond. A particular feature of this charming cottage is the rear garden that enjoys an enviable streamside setting and is laid mainly to lawn with a paved patio area and hard standing for a substantial summerhouse/garden office. There is a wooden bridge straddling the stream for maintaining both banks and there is a gate at the far end leading to a parking area behind Abbotsbrook Hall.

Agent's Note: *The current owner pays the local Parish Council an annual levy to rent two parking spaces in this area. Further details are available upon request.

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

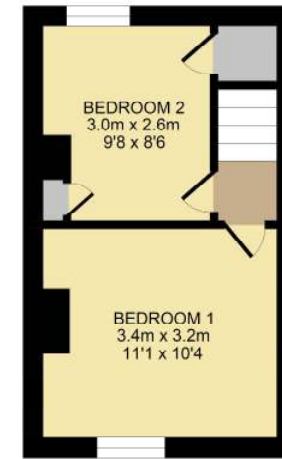
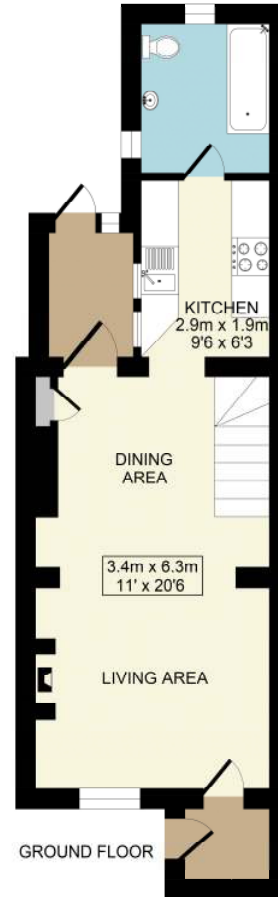
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £435,000 . . . 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
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TOTAL APPROX. FLOOR AREA 71.2 SQ.M. (766 SQ.FT.)
Including Summer House/Outbuilding (14.6 sq.m. / 157 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 and should be used as such. Not to scale. www.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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