



Impressive first floor apartment

5 Nashdom, Nashdom Lane, Burnham, Slough SL1 8NJ

Share of Freehold



Entrance hall • sitting room • kitchen • 2 bedrooms (2 en suite) • garage and allocated parking space • 17 acres of communal gardens, woodland and leisure facilities

Local information

Taplow 2.5 miles, Burnham 1.5 miles, Beaconsfield 6.9 miles, M4 (J7) and M40 (J2) within 3 miles, Central London 27 miles.

Crossrail (predicted to operate from 2022) with rail services across London from Maidenhead, Taplow and Burnham.

Burnham offers a good range of shops for day-to-day needs while further more extensive shopping facilities can be found in Maidenhead, Windsor and Beaconsfield. There are an abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. Other leisure pursuits include golf at Burnham Beeches, Sonning, Wentworth, Harleyford and Sunningdale, horse racing at Windsor and Ascot, and polo at Smith's Lawn, also in Windsor. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches. The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. Crossrail (predicted to operate from 2022) with direct services from Maidenhead, Taplow and Burnham across London including Bond Street and Canary Wharf.

About this property

Nashdom Abbey is a magnificent, beautifully maintained Grade II* Listed country house standing in 17 acres of glorious communal gardens, woodland and leisure facilities. This beautifully presented apartment benefits from impressive accommodation with high ceilings and shuttered windows. Situated on the first floor and within the original building the accommodation is arranged to take full advantage of views over the grounds.

An entrance hall leads into the reception hall with video entrance system, an airing cupboard and further storage cupboard. The sitting room is an elegant circular room with wonderful high ceilings. A focal point is the ornate carved wood fireplace with gas fire. Three sets of sash windows with shutters offer glorious views across the well maintained wooded grounds. A dining area lies to the side with book shelving and a window offering further views with window seat with storage within. The kitchen is fitted in an attractive range of modern units with ample work surface area. Fitted appliances include a gas hob, with extractor over, oven, dishwasher and full height fridge freezer. There is a breakfast bar area and the floor to ceiling window floods the room with light and offers views over the grounds.

The principal bedroom is generous in size, offers further woodland views and leads to a dressing area with two double





wardrobes. This in turn leads to a beautifully fitted bath/shower room with a useful utility cupboard with space for a washing machine and tumble dryer. This bath/shower room can also be accessed from the hall. The second bedroom is double in size and has an en suite shower room again in a modern suite with large shower and mirrored storage cupboards.

A good sized garage forms part of this property as well as an additional allocated parking space.

Nashdom Abbey has a full time Estate Manager on site. Nashdom Abbey property owners have a share of the freehold.

Benefits of the property include 17 acres of grounds and woodland and use of a communal hard tennis court, heated outdoor swimming pool, gymnasium.

Historical Note

In 1898, the Russian Prince Alexis Dolgorouki married Frances Wilson, heir of Fleetwood and commissioned Sir Edwin Lutyens to build Nashdom (Russian for 'our home'). In 1924 the ownership passed to a Benedictine Order who lived in and cared for Nashdom as an abbey for over 60 years until they left to merge with a larger monastery near Newbury. The mansion was converted in 1997 to luxury apartments.

Services

All mains services are connected. Please note that none of the services have been tested.

Tenure

Share of Freehold

Local Authority

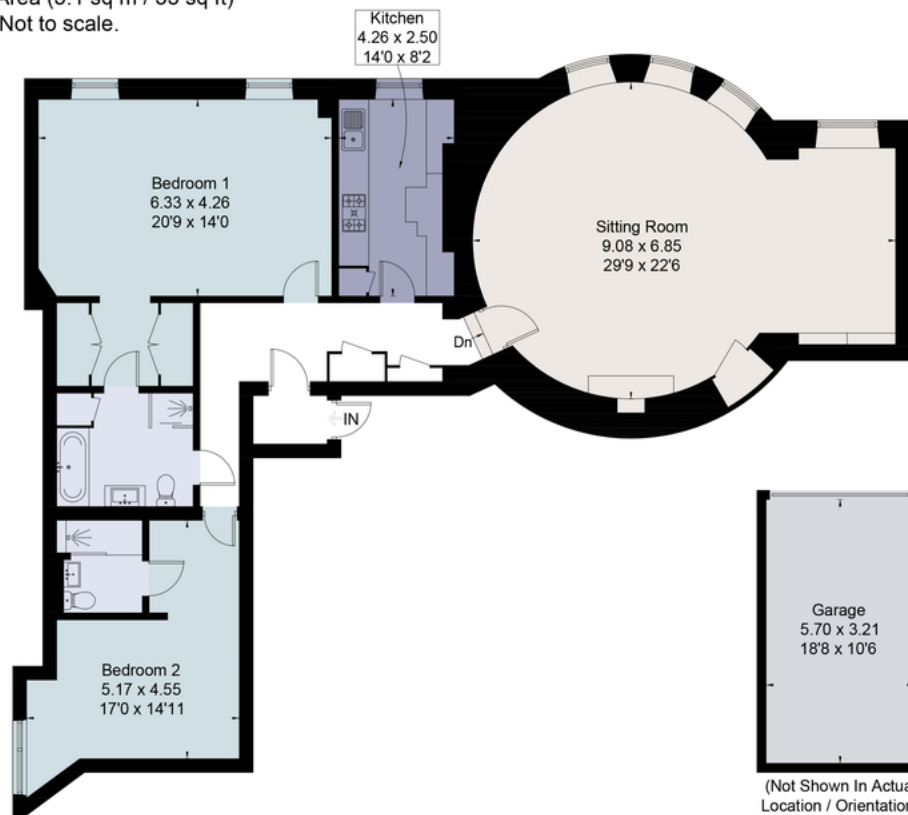
South Buckinghamshire District Council

EPC rating = Exempt

Viewing

Strictly by appointment with Savills

Approximate Area = 145.5 sq m / 1566 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 163.8 sq m / 1763 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)
For identification only. Not to scale.
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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