



Period family home surrounded by woodland

Abbey Cottage, Poyle Lane, Burnham, SL1 8LQ

Freehold





Reception hall • kitchen/breakfast/family room • 2 further reception rooms • study • 4 bedrooms and 2 bath/shower rooms • driveway and double garage • annexe/gym • mature private landscaped gardens

Local information

Taplow station 2 miles, Burnham station 2 miles, M4 (J7) 3 miles, M40 (J2) 4.7 miles, Maidenhead 4.5 miles, Beaconsfield 6.2 miles, Windsor 7 miles, Gerrards Cross 8 miles, Heathrow (T5) 13 miles, central London 26 miles. All distances are approximate.

Abbey Cottage occupies an ideal setting on the edge of Burnham Beeches. One of the best combinations of country space and a quick commute to London. Burnham Village provides excellent facilities for day to day shopping with more comprehensive facilities available in Beaconsfield, Maidenhead and Windsor. The historic, protected ancient woodland of Burnham Beeches gives hundreds of acres of extensive walks and bridleways together with a picturesque setting.

The area's excellent communication links include Crossrail (targeted for completion in 2022) and regular rail connections to London Paddington from Taplow and Burnham with connections to Marylebone available from Beaconsfield and Gerrards Cross. With the advent of Crossrail, journey times to London's West End, City and Canary Wharf will be significantly reduced.

Comprehensive sport and leisure facilities can be found in the area, including nearby Huntswood, Burnham Beeches and Lambourne Golf Clubs. Racing

can be found at Ascot, Windsor and Kempton Park and horse riding at nearby Snowball Farm. Local attractions include historic Cliveden House and Gardens and the River Thames.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system. Local independent preparatory schools include Dair House (Farnham Royal), Caldicott (Farnham Royal), The Beacon (Amersham), Davenies (Beaconsfield) and High March (Beaconsfield), to name a few.

About this property

Abbey Cottage is a charming detached period 1930s house, ideally located in a private and quiet location on the edge of Burnham Beeches. The rear of the property is southerly facing and many of the rooms overlook the extensive mature landscaped gardens and attractive wooded surroundings, with private and rural outlooks in all directions and no direct neighbours. The property has benefited from recent work to build on the Art Deco heritage and the house includes much period detailing. This impressive family home has been tastefully modernised and finished to a high specification throughout.

A covered porch leads to a fine example of an Art Deco front door, which opens into the reception hall with a cloakroom,



stairs to the first floor and stunning marble flooring extending through to the kitchen. The dual aspect sitting room is elegant with views over the garden and a full height European tilting picture window to the side overlooking the decorative pond and fountain outside. French doors open on to the garden and a beautiful Art Deco style fireplace with a gas fire provides a focal point to the room. Bespoke designed oak bevelled glass doors lead to the formal dining room to the front and through to a dual aspect quietly located study to the side. To the rear of the house is the kitchen/family room with views and French doors on to the garden with plenty of room for a table or sofa. The kitchen is comprehensively fitted with an excellent range of appliances and units and incorporates a breakfast bar. The room also features original Art Deco light fittings and a large over counter electric Velux roof window. To the side of the property, accessed from the kitchen, is a discreet decked enclosure ideal for a small dog or cat.

On the first floor the landing has plenty of storage and the principal bedroom enjoys fitted wardrobes, concealed lighting and a full height tilting picture window overlooking the garden and pond. The marble lined en suite bathroom features a spa bath and a separate shower cubicle, together with mood lighting. There are three further bedrooms, one with fitted wardrobes. A family bathroom completes accommodation on this floor.

Outside

The gardens are a delight and are

an outstanding feature of the property. A gated entrance with brick piers and railings leads to the generous gravel driveway with parking for several vehicles and a double garage. A cleverly designed annexe adjoins the garage with a private entrance, separate kitchenette, shower room and fold down double bed, perfect for those who need a separate space to work or private accommodation for guests. The delightful rear garden, backing on to an adjoining green belt field, enjoys a wonderful variety of mature trees including, of particular note, a black walnut tree reputed to be over 100 years old and a rare deciduous pine tree. There are expanses of lawn, a garden path and three separate paved terrace areas, including a rose decorated pergola with lighting, providing ideal outside dining and entertaining spaces. A large sunken brick pond with two individual water fountains lies to the side giving year round interest. The garden also benefits from an attractive freestanding brick garden storage building with power and water, and a wooden barbeque gazebo. Separate vehicular access to the side allows access of large vehicles to the rear of the property if required. The garden is enclosed with fencing and mature trees giving seclusion and privacy. Approaching half an acre in all.

EPC Rating = D

Tenure

Freehold

Viewing

Strictly by appointment with Savills



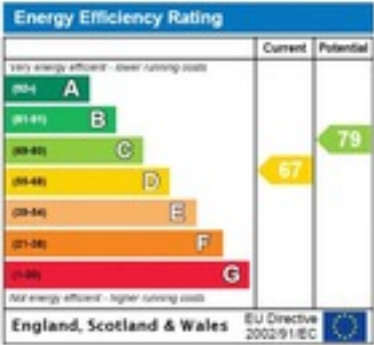


Approximate Floor Area = 162.7 sq m / 1751 sq ft
Outbuilding = 47.7 sq m / 513 sq ft
Total =215.9 sq m / 2324 sq ft



Annexe And Garaging
(Not Shown In Actual Location / Orientation)

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