



# Superb top and first floor apartment

8 Nashdom, Nashdom Lane, Burnham SL1 8NJ

Share of Freehold



2 reception rooms • 2 bedrooms • large private terrace  
• garage & parking with further allocated parking space  
• 17 acres of communal gardens, woodland & leisure facilities including pool, gymnasium & tennis court

#### Local information

Taplow 2.5 miles, Burnham 1.5 miles, Beaconsfield 6.9 miles, Gerrards Cross 7.7 miles, M4 (J7) and M40 (J2) within 3 miles, Heathrow 12.8 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 more extensive shopping facilities can be found in Maidenhead, Windsor, Gerrards Cross and Beaconsfield. Whether your palate is Michelin star or gastro pub, the area is bountiful with wonderful dining options, and an abundance of leisure facilities 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 is a magnificent, beautifully maintained Grade II\* listed country house standing in 17 acres of glorious communal gardens, woodland and leisure facilities.

This fine duplex, secure apartment benefits from interesting and highly individual accommodation arranged over two floors with high ceilings and shuttered windows. Situated on the top and first floors and within the original Nashdom building, the accommodation is arranged to take full advantage of woodland views from the front of the mansion. The reception hall has under stairs storage and a cloakroom adjacent with a modern suite. An inner hallway with storage cupboard leads to the kitchen fitted with an attractive and comprehensive range of units with granite work surfaces, Siemens built-in appliances and a breakfast bar. There are views on to the central Fountain Courtyard. Steps up from the inner hall lead to a mezzanine level sitting room/study/dining area. Below this, and accessed from the reception hall, is the living room with fine views over the woodland at the front of the mansion - this room is light and airy with high ceiling and large windows, and has a glazed door leading onto the large private terrace which is ideal for lazy sunny afternoons or al fresco entertaining.





The bedroom accommodation is situated on the top floor, where the landing has an additional access door out to the top floor communal hallway, which also provides lift access. The principal suite is generous with two double wardrobes and a luxury en suite shower room, there are views to the woodland and terrace below. The second bedroom is also double in size and has a further built-in double wardrobe. The main bathroom is also fitted with a modern suite with a shower and screen over the bath.

**Tenure**

Share of Freehold

EPC rating = Exempt

**Viewing**

Strictly by appointment with Savills

A garage with parking space in front, form part of this property as well as an additional allocated parking space.

Nashdom has a full time Estate Manager on site. Nashdom 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 and gymnasium.

**Historical Note**

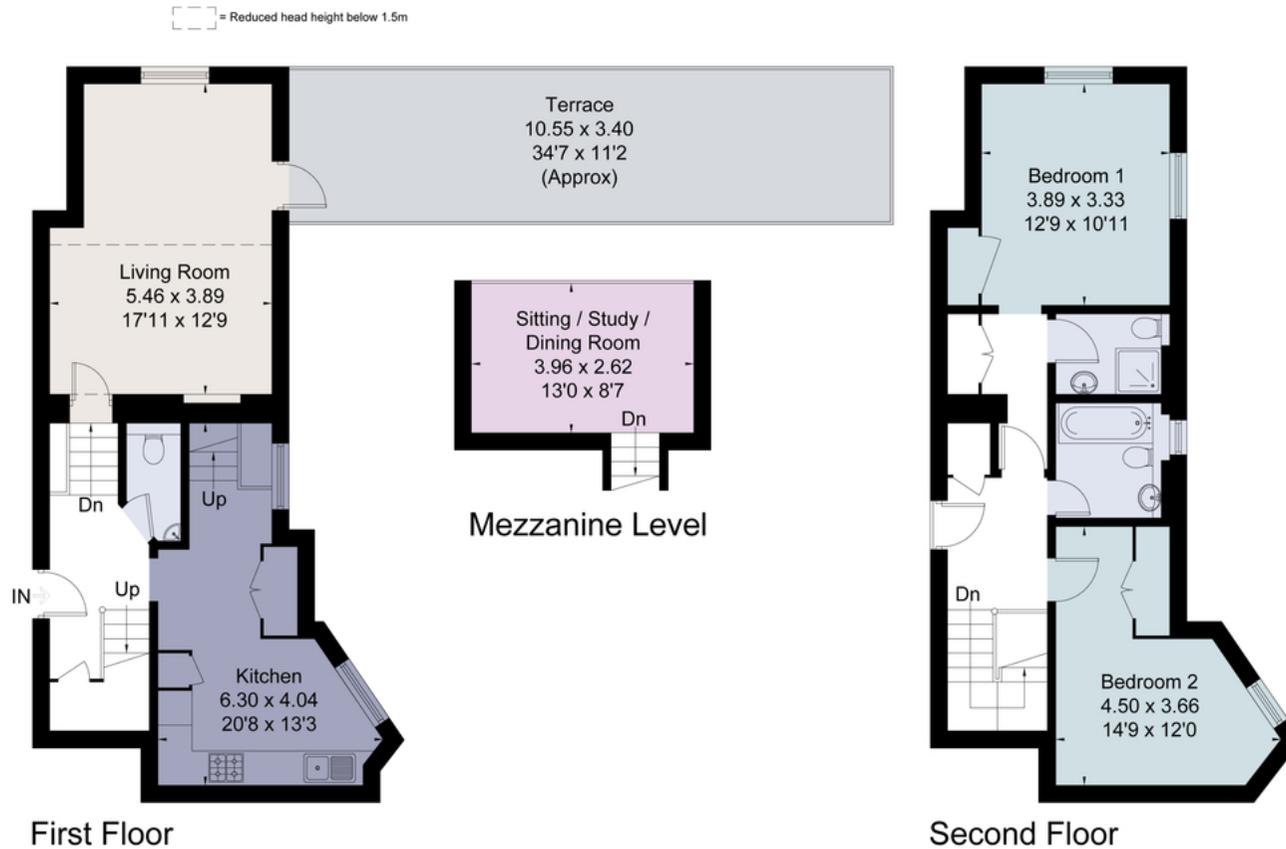
In 1898, the Russian Prince Alexis Dolgorouki married Frances Wilson, heir of Fleetwood and commissioned Sir Edwin Lutyens to build Nashdom (Russian for 'our home'). In 1924 the ownership passed to a Benedictine Order who lived in and cared for Nashdom as an abbey for over 60 years until they left to 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.



Approximate Floor Area = 112.9 sq m / 1216 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 284630

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12028013 Job ID: 153340 User initials: CLS