



Elegant ground floor apartment

Nashdom, Nashdom Lane, Burnham, SL1 8NJ | Guide £575,000

Council Tax Band = G | EPC Rating = C
Lease expiry: 999 years from 2009

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BEACONSFIELD

In a Grade II* listed mansion



- Entrance hall
- 2 double bedrooms
- 2 bath/shower rooms
- Spacious sitting/dining room
- Private terrace
- Allocated parking space
- Garage
- Use of swimming pool
- Use of tennis court
- Use of gym
- 17 acres of communal gardens

Local Information

A beautiful rural setting, yet very accessible. Taplow 2.5 miles, Burnham 1.5 miles, Beaconsfield 6.9 miles, M4 (J7) and M40 (J2) within 3 miles, central London 27 miles.

The Elizabeth Line offers fast rail services to central London from Maidenhead, Taplow and Burnham stations as well as a one change service to Heathrow airport.

Burnham village and Bishop Centre in Taplow offer a good range of shops for day to day needs while further more extensive shopping facilities can be found in Maidenhead, Windsor and Beaconsfield

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.

About this property

Nashdom Abbey is a magnificent restored Grade II* Listed country house standing in 17 acres of communal gardens and woodland. Number 17 benefits from bright and spacious accommodation with a private terrace to the rear.

The apartment is accessed via a video security system at the east wing entrance of the building. The kitchen is fitted in a range of modern units with ample work surface area. Integrated appliances include an oven, ceramic hob with extractor over and dishwasher. There is space for an American style fridge freezer and a microwave. French doors leads to the private rear terrace.

The sitting/dining room is elegant and spacious with a feature fireplace with stone surround and gas coal effect fire. A wide semi-circular bay window offers views to the wooded grounds and rose garden. The two double bedrooms are generous in size with views towards the woodland to the front of the building. They benefit from built-in wardrobes. The principal bedroom has a modern en suite shower room. A hallway and bathroom, the latter fitted with a modern Roca suite, complete the accommodation.





A garage accessed via electronic gates as well as an additional allocated parking space form part of the property.

Nashdom Abbey has a full time Estate Manager on site. Benefits of the property include 17 acres of grounds and woodland and use of a communal hard tennis court, heated outdoor swimming pool, barbeque area and pavilion with gymnasium. Residents may also make use of a mezzanine lounge area in the west wing near the main entrance.

Historical Note

In 1898, the Russian Prince Alexis Dolgorouki married Frances Wilson, heiress of Fleetwood and commissioned Sir Edwin Lutyens to build Nashdom (Russian for 'our home'). In 1929 the ownership passed to a Benedictine Order who lived in and cared for Nashdom as an abbey for half a century 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.

The property benefits from an ultra fast 1,000 MB/second broadband connection.

Service Charge

£6,516.00 per annum.
Building insurance £677.00
Peppercorn ground rent

Agent Notes

The vendors are not purchasing another property in connection with this sale. There is thus no 'onward chain'.

Please note, all distances are approximate.

Interior photos taken in 2023
Exterior photos taken in May 2021

Tenure

Leasehold (999 years from 2009)

EPC rating

C

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Local authority

Buckinghamshire Council

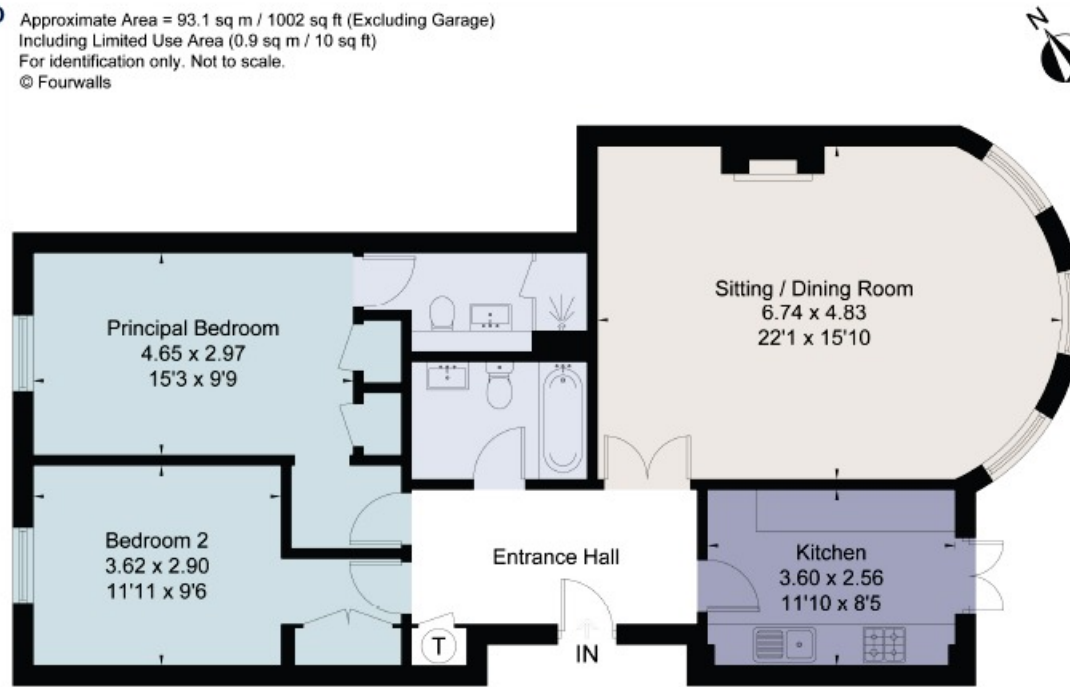
Viewing

Strictly by appointment with Savills.



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Gross Internal area (approx) Approximate Area = 93.1 sq m / 1002 sq ft (Excluding Garage)
 Including Limited Use Area (0.9 sq m / 10 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 309643

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 10/05/2023

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