



A family home with lovely views

St. Antony, Hawks Hill, Bourne End, SL8 5JQ

Guide £1,695,000 Freehold

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Characterful family home in a private setting • Beautiful semi-rural views over the village and Thames Valley • Short distance from Bourne End station • Double garage and useful studio/workshop • Mature attractive gardens to the front and rear

Directions

From the centre of Bourne End proceed east on the A4155/ Cores End Road and at the roundabout take the second exit to continue straight on Kiln Lane. Take the first right-hand turn onto Hawks Hill and after a short distance turn right onto a private lane signposted St. Antony and a number of other house names. The property will be on the right-hand side.

Situation

St Antony is situated in a semi-rural setting between the villages of Bourne End and Hedsor, midway between the larger towns of Beaconsfield and Marlow. Though close to transport links and amenities, the area has a lovely green outlook over the Thames Valley.

Nestled on the edge of the Chilterns, Bourne End is a thriving village situated on the banks of the river Thames, popular with London commuters, young families and mature residents alike. The village of Bourne End provides for everyday needs, with a station to London Paddington (via connection at Maidenhead).

The nearby towns of Beaconsfield, Marlow, and Maidenhead offer wider facilities, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants

dotted around these towns, providing for any occasion.

Just outside the village, the area opens out to glorious Green Belt rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, such as sailing, rowing, golf, football, cricket and rugby.

Schooling around the area is renowned with a number of state, grammar and private options. Claytons Primary School is less than a quarter mile, and there are school bus routes past the property to local grammar schools.

For commuters, Bourne End station provides a superb link to Maidenhead, with London Paddington in turn accessible from Bourne End in as little as 40 minutes. Beaconsfield also has an excellent station giving access to London Marylebone in as little as 23 minutes. Maidenhead (11 mins from Bourne End station) has a Crossrail connection with fast commuter links to the city.





Description

Tucked away on a private lane surrounded by mature gardens is this wonderful family home, perfectly sized for the demands of busy family life. The character property was built in the 1950s and later extended, though it still retains much of its period character. With its borders of established trees and shrubs, the house feels as though it is in a rural setting yet is moments away from the train station at Bourne End and excellent road links. The large plot of land is perfect for a family, and the house itself offers almost 3000 sq ft of space throughout, with sizeable reception rooms and the added benefit of a generous studio or workshop which offers great potential for further development. A further benefit are the far-reaching views over the Thames Valley from the gardens. Internally the house is well presented and is decorated in a traditional country style featuring exposed beams and an AGA range cooker. There is excellent potential for modernisation.

the three additional bedrooms share a family bathroom and separate

Outside

There is off-street parking to the front of the house on a tarmac driveway which also provides access to the double garages. To the rear of the garages there is an impressive studio space which would make an excellent gym or workshop. The rear garden wraps around the house and is mostly lawned, with mature trees around the boundary and throughout the gardens. An elevated terrace surrounds the conservatory and provides a space to dine outside with lovely views over the surrounding area.

Planning Permission

Your attention is drawn to the widely publicised Hollands Farm development proposal in Bourne End.

Tenure

Freehold

Council Tax

Band = G

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = E

Viewing

Strictly by appointment with Savills.

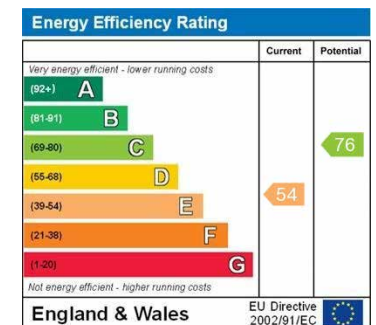


The linear arrangement of the accommodation is ideal for entertaining, with three of the four reception rooms able to interconnect to provide one impressive space. The welcoming entrance hall leads to a dining room, kitchen, utility room and store, a cloakroom and the sitting room, which in turn leads onto a tv/family room and a lovely conservatory. Upstairs the principal bedroom has an impressive en suite with twin vanity, bath and shower, while

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Approximate Area 246.8 sq m / 2656 sq ft
Garages 29.1 sq m / 313 sq ft
Total 275.9 sq m / 2969 sq ft (Including Studio)
Including Limited Use Area (3.0 sq m / 32 sq ft)

Richard Maby
 Savills Marlow
01628 481 373
 marlow@savills.com

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