7 BOURNE CLOSE
Bourne End, SL8 5NG
A HANDSOME FAMILY HOME IN A SUPERB PLOT WITH VIEWS

Price on Application - Freehold

Outstanding plot of about an acre ◆ Handsome elevations and well presented ◆ Good size rooms throughout ◆ Lovely extended kitchen/breakfast room ◆ Garaging and a good driveway ◆ Space to extend, subject to planning

Situated at the top of a small cul de sac is this outstanding detached home in a superb plot of about an acre.

Distances & Times
Bourne End Station – 0.9 miles, Beaconsfield – 3.9 miles, Marlow – 3.7 miles.

Situation
Nestled on the edge of the Chilterns, Bourne End was first settled in 1236. Today it is a thriving village situated on the banks of the River Thames, popular with London commuters, young families and mature residents alike.

Bourne Close is a small cul de sac of attractive family homes. Number 7 is enviably located at the top of the close in a large plot, giving good privacy to the rear and a large frontage to the roadside.

The village of Bourne End provides for everyday needs, with a station to London via Maidenhead. The nearby towns of Beaconsfield and Marlow town offer wider facilities, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the towns offering destinations for any occasion.

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

For commuters, Bourne End station provides a superb link to Maidenhead, with London Paddington accessible from Bourne End platform in as little as 40 minutes. Beaconsfield also has an excellent station giving access to London Marylebone in just 23 minutes. Maidenhead (11 mins from Bourne End station) will soon benefit from the new Crossrail services, providing a new superb link to The City and Canary Wharf from 2020 (expected). The M40 London-bound is accessed at junction 2 being just 3.2 miles away.
Accommodation
The property is situated privately at the top of the cul de sac, attractively elevated from the driveway.

A good central entrance hallway leads to the principle rooms, providing a great welcoming layout. There is a main formal reception room with triple aspect windows overlooking the private gardens. A dining room has double doors from the sitting room and separate access from the hallway too, being ideal for entertaining. A third reception room is usefully fitted as a home office.

To the rear of the ground floor is a substantial and beautifully presented kitchen/breakfast/family room, extended to the rear into the garden to provide a lovely sitting area with views of the garden. Off the kitchen is a utility room with side access, and a door into the good size integral double garage.

The first floor has a central hallway, a large double aspect master bedroom with modern en suite shower room, four other double bedrooms and a good family bathroom with separate bath and shower cubicle.

To the outside, the property sits in an elevated position overlooking the acre of grounds and the fields beyond. There is a pretty orchard, expansive lawns and mature hedgerow and trees provide screening. Within the garden is a substantial 20ft workshop building.

Directions
From Bourne End village centre head West along the Marlow Road, turning right into Blind Lane. Bourne Close is situated on the right hand side of the road after about half a mile.

Additional Information
Local Authority: Wycombe Council – Band G
Tenure: Freehold with vacant possession.
Services: All mains services.
Postcode: SL8 5NG
Energy Performance: A full copy of the Energy Performance Certificate is available upon request.
Viewing: Strictly by appointment with Savills.
SAVILLS BEACONSFIELD
10-12 The Broadway, Wycombe End,
Beaconsfield Old Town, HP9 1ND
beaconsfield@savills.com
01494 731 950

SAVILLS MARLOW
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Floor Plans
Approximate IPMS2 Floor Area = 204.3 sq m / 2199 sq ft
Garage = 26.7 sq m / 287 sq ft
Workshop = 25.4 sq m / 273 sq ft
Limited Use Area = 6.5 sq m / 70 sq ft
Total = 262.9 sq m / 2829 sq ft

Ground Floor
- Entrance Hall
- Study
- Kitchen
- Dining Room
- Sitting Room
- Workshop
- Family Room
- Garage

First Floor
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Utility

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Energy Efficiency Rating

Brochure by floorplanz.co.uk