



An impressive and individual family home

Orchard House, Northern Heights, Bourne End, Buckinghamshire, SL8 5LE

Freehold

savills

A fabulous individual family home • Secluded private cul de sac in Bourne End • Beautifully presented and well proportioned throughout • Landscaped mature gardens and grounds of 0.7 acres • Sweeping driveway with ample parking and a double garage • Integral double garage • Private and gated horseshoe driveway

Situation

Orchard House is approached off Northern Heights, a private road just north of the village of Bourne End. The house sits on a lovely elevated plot to the end of the cul de sac with a wide sweeping frontage.

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.

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) will soon benefit from the new Crossrail services, providing a superb link to The City and Canary Wharf from 2019 (expected). The M40 London-bound is accessed at junction 2, being just 3.2 miles away; the M4 is about 7 miles away at Junction 8/9.

Accommodation

The main entrance leads to a large and welcoming hallway with a lightly stained hard wood floor with a guest cloakroom/shower room immediately to the left and two very large cupboards for external wear etc.

The formal drawing room is L shaped and both spacious and cosy and can facilitate a number of seating arrangements with a marble fireplace and hearth at the north end and a beautiful, bespoke built in display/storage cabinet on the opposite wall. The corniced room is fitted with a pair of full length Bi-fold doors which open to a veranda with a glass balustrade that runs the full length of the front elevation taking advantage of its south westerly aspect and





encompassing the front garden.

The golden hewed floorboards continue through to the kitchen/dining/ family room making it a warm and inviting space. The kitchen fitted in 2016 is classic yet contemporary in design with bespoke wooden cabinetry and a stone work surface. A centre island divides the space while providing storage and informal socialising and stable door provides access to the rear garden.

The dining area is fitted, consistent in design, with a bespoke built in display/ storage cabinet. The informal family area opens out to the veranda with full length bi-fold doors.

The dining room/media room, which is referred to as the den, by our clients is to the north of the house which gives it a cool and calm atmosphere perfect for formal dining room or media entertainment centre.

The integral double garage is accessed from the hall and has built in storage for tools and a purpose built enclosed double pantry to keep items cool. This is also the hub for heating, mega-flow and water-softener etc.

The wide staircase opens up to a generous first floor hallway flooded with natural light. The principal bedroom suite (bedroom 5), while not the largest bedroom, has been chosen for its view to a carefully landscaped rear garden and water feature centred to the room. The use of Bi-fold doors links them sublimely. A walk in wardrobe and ensuite shower room is

perfectly designed.

There are 4 further bedrooms, all with fitted wardrobes, two of which are singularly ensuite while the last two are linked with a spacious Jack 'n' Jill shower room. The largest end bedroom (bedroom 1) was designed as an office/studio with neat environment having fitted wardrobes installed which hideaway files, the utility washing/machine and dryer) and a half fridge which services the rear Garden patio, accessed from the upstairs landing through French doors.

Stepped paths at either side of the house lead there with a separate ramped path designed to take a cherry picker for garden maintenance. A pergola runs around the perimeter of the large central lawn with deep beds and private luxurious seating areas on three sides to take advantage of the sun at all times of day. The garden also has a green house on the south wall. The deeply decked patio area is perfect for entertaining guests and enjoying nature.

Directions

From Bourne End Train Station to Northern Heights. Head north on Station Road. At the roundabout take the first exit on the The Parade (A4155). Continue to follow the A4155. Turn right on to blind lane and drive approx. 0.4miles then turn right onto Northern Heights. Orchard House found after a short distance on the left hand side.

Viewing

By appointment with Savills.

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Approximate Area 309.1 sq m / 3327 sq ft

Garage 26.4 sq m / 284 sq ft

Total 335.5 sq m / 3611 sq ft (Excluding Cellar / Log Store)

Including Limited Use Area (2.2 sq m / 24 sq ft)

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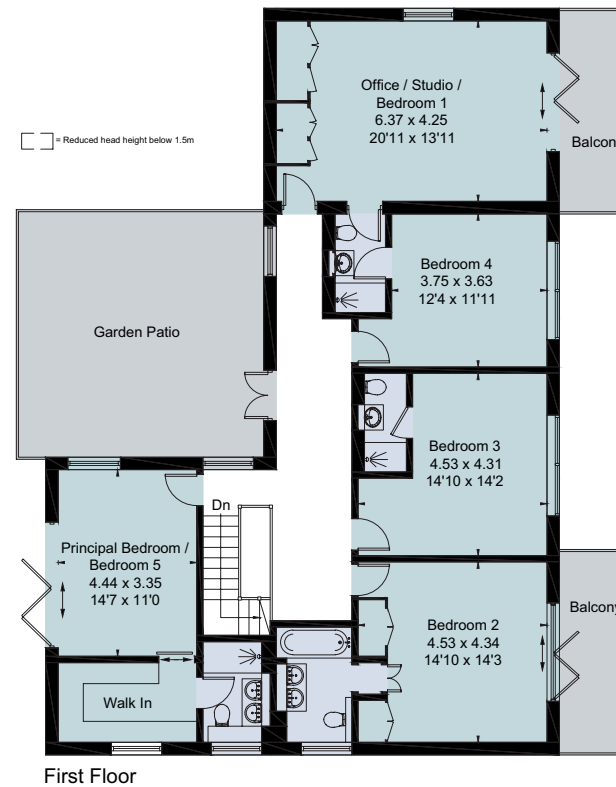


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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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