



An outstanding riverside gem

Tamlaght, Riverside Road, Bourne End, Buckinghamshire, SL8 5RF

Freehold

savills

Superb South facing riverfront position • Lovely views over to Winter Hill • Private riverside garden, mooring and slipway • Lovely modern interior, bright and spacious • Gardens, driveway and detached garaging

Distances & Times

Bourne End Station 0.6 miles (walking distance), Marlow 3.0 miles, Beaconsfield 5.5 miles, A404 (for the M4 and M40) 2.1 miles

Directions

From London take the M40, exit at J4 and proceed south on A404. At the first roundabout take the first exit, signposted Bourne End (A4155). Go over the mini roundabout and take the first right onto Coldmoorholme Lane. Continue to the riverbank and then turn left onto Riverside Road where the property will be on the left-hand side.

Postcode SL8 5RF

Situation

Tamlaght is in a highly sought after South facing riverside position, overlooking the Thames and the National Trust open spaces beyond, framed by the attractive Winter Hill in the backdrop.

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 retirees alike. The village amenities provide for everyday needs, with a station to London Paddington (via connection at Maidenhead).

The nearby towns of Beaconsfield, Marlow and Maidenhead offer wider shopping and facilities, with an eclectic mix of independent and national retailers.

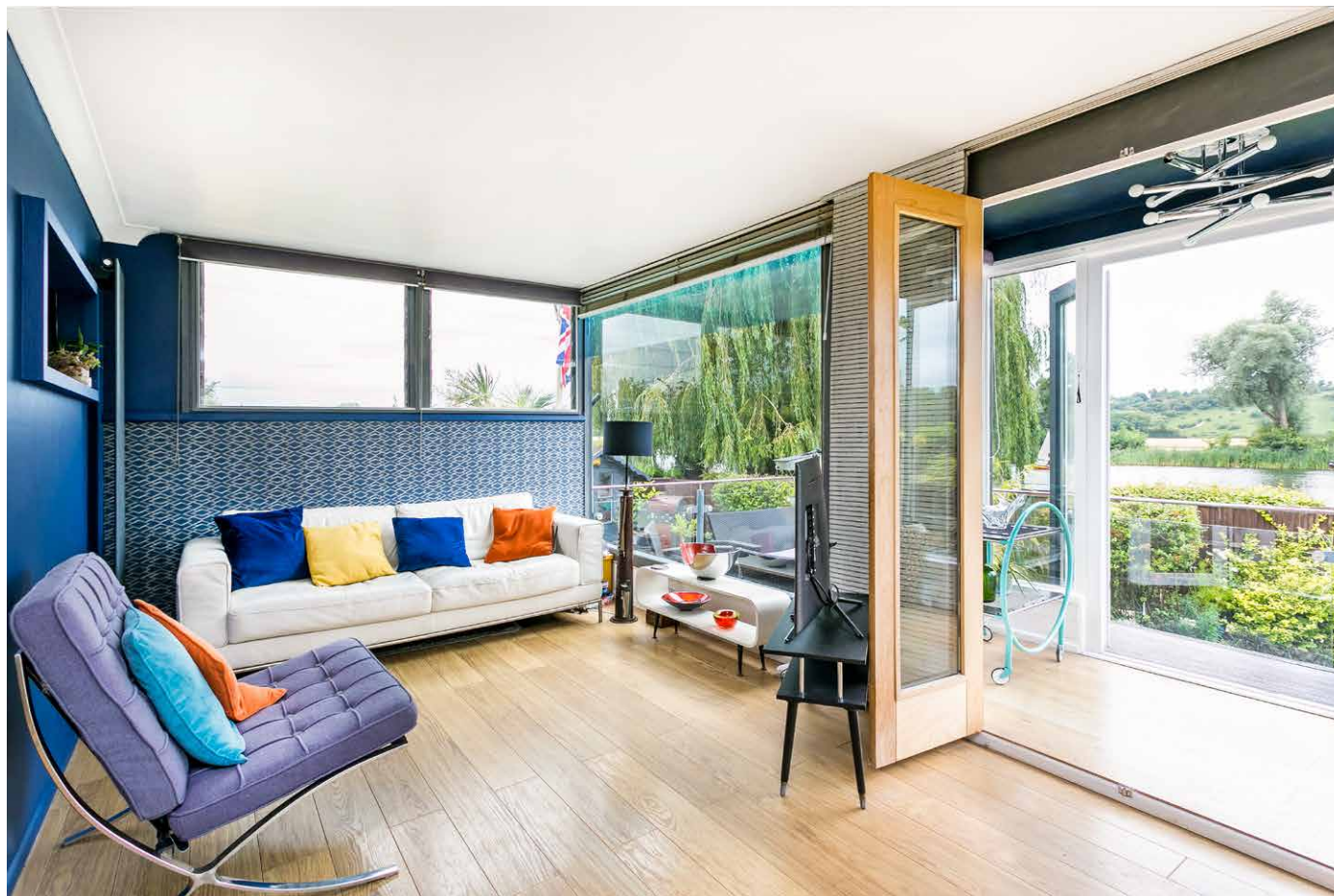
Just outside the village, the area opens out to glorious Green Belt rolling countryside and a designated Area of Outstanding Natural Beauty.

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 accessible in as little as 40 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. The M40 London-bound is accessed at Junction 4, the M4 is about 9 miles away at Junction 8/9.

Description

Situated on an attractive lane on the banks of the river Thames, Tamlaght has a privileged position overlooking the river and the surrounding water meadows which also provide ample opportunities for walking. The charming home is a mix of brick and





timber built with a glazed front portion to maximise the forward views over the water and its own pretty riverside gardens. The house has been significantly modernised and improved internally, including a contemporary kitchen, cosmetic updates such as engineered wood flooring and a well-presented bathroom. The home has a light and airy feel provided by the large windows throughout, with ample space for both relaxing and entertaining. The accommodation comprises a glazed porch opening to an open plan sitting and dining room with wood-burning stove, leading to the kitchen which includes a number of integrated appliances. There is also a separate utility room and a bathroom with both bath and shower. Both bedrooms are double size with the main bedroom being particularly spacious and having a wall of wardrobes with mirrored sliding doors.

The house benefits from private mooring and a slipway.

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Outside

The gardens are ideally set to the front of the house, making best advantage of the South facing views. Comprising an enclosed lawn with well-stocked mature flowerbeds and a raised decking terrace adjoining the front of the house. A gated driveway provides private parking for a number of vehicles as well as access to a detached garage. The gorgeous riverside garden which is mainly laid to lawn, with an impressive weeping willow providing welcome shade, leads directly onto the river Thames.

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Approximate Area 74.6 sq m / 803 sq ft

Garage 22.1 sq m / 238 sq ft

Total 96.7 sq m / 1041 sq ft

Richard Maby

Savills Marlow

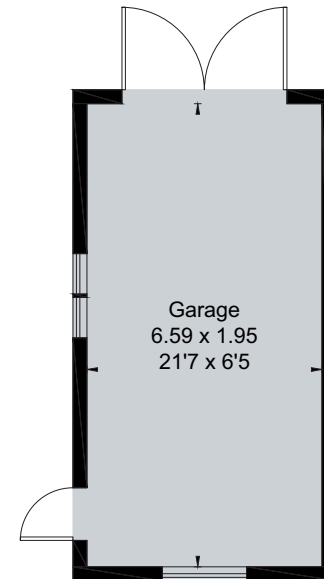
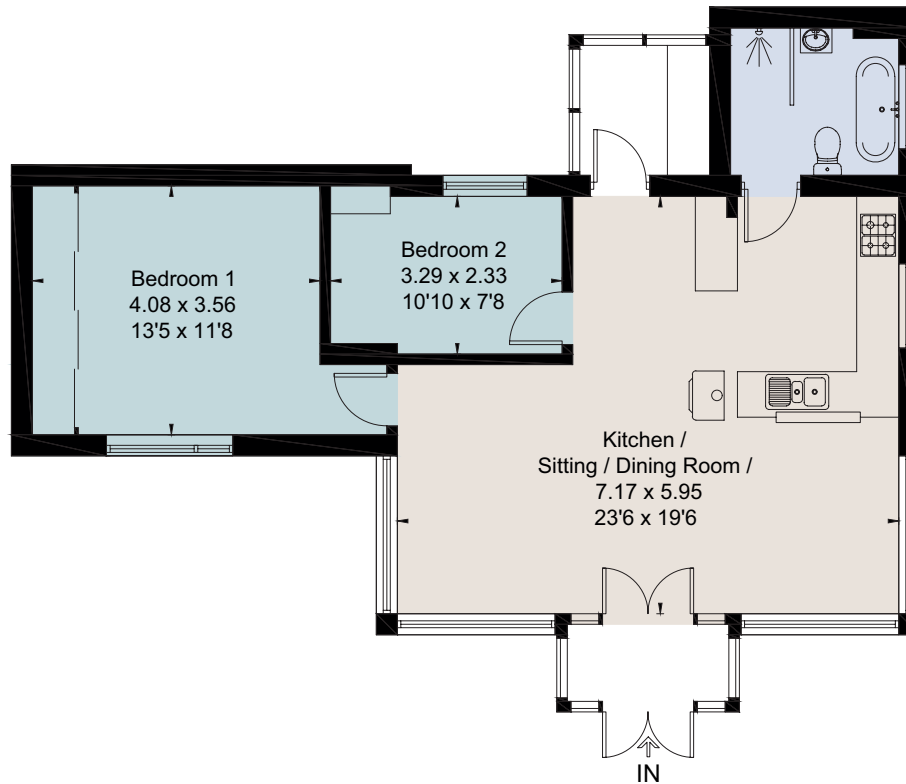
01628 481 373

marlow@savills.com



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(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G	6	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

For identification only. Not to scale. © 210909RM

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