



A handsome period home in grounds of 1.4 acres

Bourne Bank, Hedsor Road, Bourne End, Buckinghamshire SL8 5EE

Freehold





- A handsome family home, immaculately presented throughout
- Large dual-bank riverside plot of about 1.4 acres
- Spacious rooms and a great family-friendly layout
- Driveway, garaging and various outbuildings
- Tennis court, river Wye frontage and lovely gardens
- A great location for both Bourne End and Cookham Village

Introduction

Situated on a lovely riverside plot of about 1.4 acres is this handsome and beautifully presented family home.

Distances & Times

Bourne End Station – 0.5 miles,
Cookham Village – 0.7 miles,
Bourne End Marina (River Thames) – 0.7 miles, Marlow – 4.0 miles, Beaconsfield – 4.8 miles, Maidenhead – 4.0 miles, Heathrow (T5) – 15.0 miles.

Situation

Bourne Bank is situated on a beautiful plot of about 1.4 acres the gardens providing surprising privacy belying the convenient location of the home on the Hedsor Road.

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

A gated entrance off Hedsor Road leads to a large gravel drive, curving around to the front of the home. The classic elevations of the house provide handsome white painted symmetry.



The property has undergone significant improvement by the current owners and provides beautifully appointed accommodation throughout large and welcoming spaces. The home has good ceiling heights throughout with lovely views, particularly to the rear, from most rooms.

A generously sized reception hallway provides access to the principal rooms and has primary and secondary staircases to the first floor. Formal entertaining space is by way of a rear aspect main drawing room with a fireplace and full width bi-fold doors leading out to the garden terrace looking down towards the riverbank. A large dining room is to the front of the property. The substantial kitchen has been refitted recently and opening out to be an open plan space, with a large informal family room to the front. An everyday dining area extends into a glass extension overlooking the garden. Further ground floor accommodation is by way of a spacious office, a large useful utility room and guest cloakroom.

The first and second floor accommodation continues a theme of large spacious rooms, all accessed off a large central hallway. The master bedroom overlooks the garden and river to the rear and has fitted wardrobes and a spacious en suite bath and shower room. Six further double bedrooms are served by two bath/shower rooms, with a useful attic room and storage cupboard

accessible off the second floor galleried landing.

In addition to the principal accommodation there is a guest suite to the ground floor, accessible by both a doorway from the main hallway and also from a private external door to the rear of the home. Perfect for guest accommodation or for live-in staff, the area provides a living/bedroom space, a shower room and a private kitchen.

The gardens to the property are a particular feature, being in total about 1.4 acres and straddling the river Wye, the shallow river flowing slowly through the grounds and under two attractive footbridges. There is a mix of lawns, borders and mature trees that provide excellent screening, and a long flank brick wall that runs the length of the plot along Hedsor Road. A tennis court and a walled swimming pool are (requiring refurbishment) provide for sporting enjoyment.

There are numerous outbuildings including garage, sheds, stabling and store rooms.

Local Authority

Wycombe Council – Band H

Services

All mains services

Energy Performance

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

Viewing

Strictly by appointment with Savills.





Bourne Bank, Hedsor Road, Bourne End, Buckinghamshire SL8 5EE
Approximate Area 479.7 sq m / 5163 sq ft
Outbuildings 66 sq m / 710 sq ft
Garage 20 sq m / 215 sq ft
Total 565.7 sq m / 6088 sq ft (Including Attic Room / Excluding Voids / Open Areas)
Including Limited Use Area (33.3 sq m / 358 sq ft)



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