



A superb family home

46 Blind Lane, Bourne End, Buckinghamshire, SL8 5JY

Freehold



A beautifully presented family home • Situated in a popular and convenient location • Impressive open plan kitchen/dining room • Recently refurbished and extended by current owner • Home office with wired Networking throughout the home • South facing enclosed rear garden offering privacy • Driveway parking • No onward chain

Introduction

A fantastic family home with a flexible layout situated just a third of a mile from the village centre.

Distances & Times

Bourne End – 0.3 miles, Bourne End Station – 0.5 miles, River Thames (Marina) – 0.5 miles.

Situation

Blind Line is a popular residential street, ideally situated less than a third-of-a-mile from the village centre, ideal for the station, shops and river Thames.

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 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.

There are schools of excellent repute in the area including Sir William Borlase Grammar School, John

Hampden Grammar School and Wycombe High.

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 2019 (expected).

The M40 London-bound is accessed at junction 2 being just 3.2 miles away.

Accommodation

The front door opens into a spacious hallway with direct access into the principal rooms. The impressive kitchen/dining room to the rear offers a fantastic space for entertaining with many features including a lovely modern kitchen with integrated appliances, granite worktops, underfloor heating and a central island.





The dining area is elevated with Velux windows and bi-fold doors leading out to the south facing rear garden.

A fitted utility room is conveniently located just off the kitchen along with two further reception rooms providing ideal flexible space for family life.

A generous front facing sitting room features a bay window and a large modern shower room is conveniently located just off the hallway.

The first floor consists of four good bedrooms and a generous family bath/shower room.

The rear garden is a fantastic south facing aspect and ideal for entertaining while benefiting from a large patio area with steps down to a lawned aspect framed by mature shrubs and bushes with an outbuilding and a shed.

The front garden provides parking for two cars, central stone path leading to the front door and a lawned area.

Local Authority
Wycombe Council – Band D

Tenure
Freehold with vacant possession.

Services
All mains services.

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

Viewing
Strictly by appointment with Savills.

Directions

From Bourne End village centre, head west out of the shops and take the first right hand turn into Blind Lane. The property can be found on the right hand side of the road after about a quarter of a mile.



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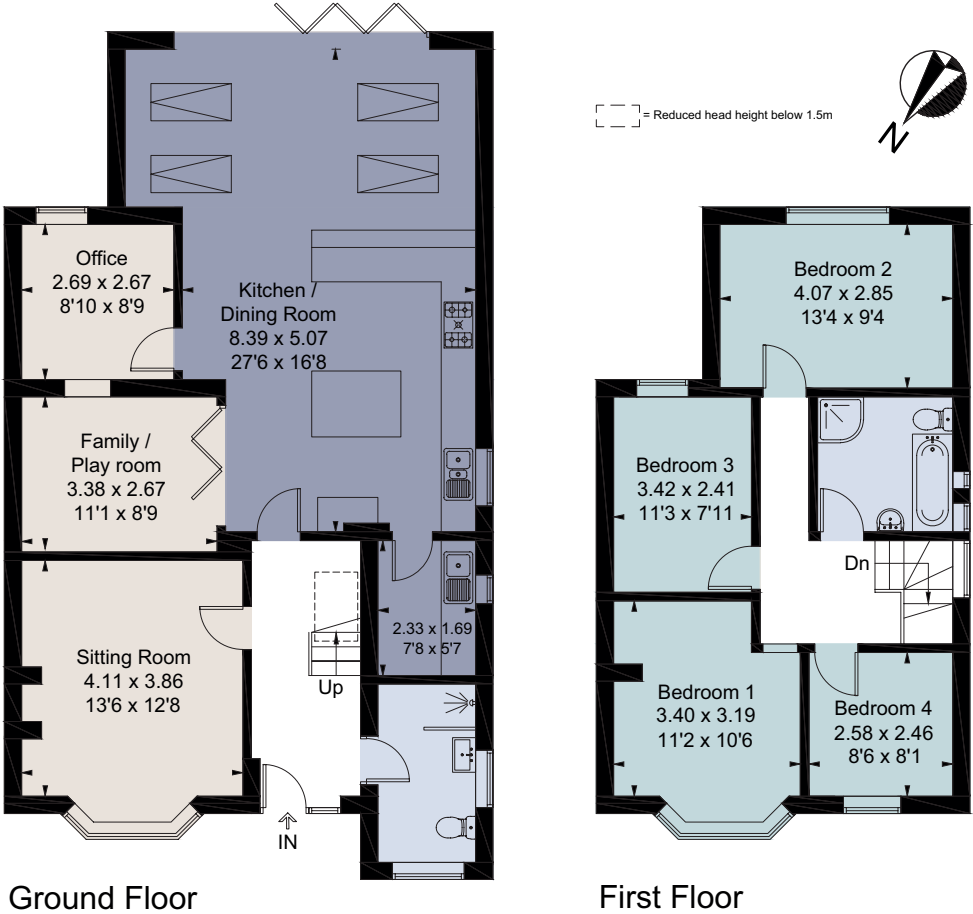
Approximate Area 155.7 sq m / 1676 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)



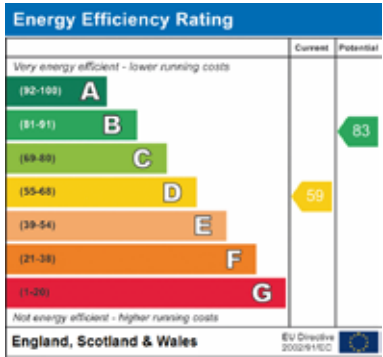
savills

savills.co.uk

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