



BLIND LANE, BOURNE END
PRICE: £1,395,000 FREEHOLD

am ANDREW
MILSOM

**BRAMBLE COTTAGE
BLIND LANE
BOURNE END
BUCKS SL8 5LF**

PRICE: £1,395,000 FREEHOLD

A cleverly designed five bedroom brick and flint detached home situated in a private setting within half a mile of Bourne End village centre.

**APPROXIMATELY 0.75 OF AN ACRE PRIVATE GARDENS :
TWO FIRST FLOOR BEDROOMS BOTH WITH ENSUITE FACILITIES:
THREE FURTHER GROUND FLOOR BEDROOMS ONE WITH ENSUITE BATHROOM:
SHOWER ROOM: ENTRANCE HALL:
LIVING ROOM: FAMILY ROOM: STUDY:
IMPRESSIVE KITCHEN/BREAKFAST ROOM:
CONSERVATORY:
UTILITY ROOM: CLOAKROOM:
AMPLE DRIVEWAY PARKING:
DETACHED DOUBLE GARAGE WITH WORKSHOP:
NO ONWARD CHAIN**

TO BE SOLD An attractive and well planned detached family home situated in this private and convenient setting within half a mile of Bourne End village centre. Features of this property include a good sized kitchen/breakfast room, conservatory overlooking the rear garden with exposed fireplace and log burner, five bedrooms over two floors, three with ensuite facilities, ample driveway parking, detached double garage with workshop to the rear providing scope to adapt to create additional accommodation subject to usual consent, a large private garden and three reception rooms. Bourne End village centre provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 and M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead.

The accommodation comprises:

Panel front door to:

ENTRANCE HALL Tiled floor, covered radiator, stairs to first floor landing with storage cupboard under.

CLOAKROOM White suite comprising low level w.c., vanity wash hand basin, tiled floor, radiator, double glazed leaded light frosted window.

STUDY Dual aspect room with double glazed leaded light windows, radiator.



LIVING ROOM Dual aspect room with double glazed leaded light windows and doors to garden, feature cast iron fireplace with inset gas coal effect fire, covered radiators, television aerial point.

FAMILY ROOM A rear aspect room with double glazed leaded light windows and doors to garden, covered radiator, television aerial point.

KITCHEN/BREAKFAST ROOM Fitted with a range of cottage style floor and wall units, wooden work surfaces, central island unit with granite work surface and cupboards below, butler sink, tiled floor, Watson Aga style oven with exposed brick surround, integrated dishwasher, exposed beams, tiled floor, radiator. Glazed doors to:



CONSERVATORY Fully double glazed with doors to garden, part vaulted and beamed ceiling, exposed brick fireplace with cast iron log burner, covered radiator.

UTILITY ROOM With stable door to garden, matching floor and wall units, single drainer single bowl sink unit, wooden work surfaces, water softener, space and plumbing for washing machine and tumble dryer, tiled floor, storage cupboard.

INNER HALLWAY With airing cupboard and radiator.



BEDROOM THREE A dual aspect room with double glazed leaded light windows, radiator. Door to:

ENSUITE BATHROOM White suite comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., double glazed leaded light frosted window, tiled floor, radiator.

BEDROOM FOUR Side aspect room with double glazed leaded light window, radiator.

BEDROOM FIVE A dual aspect room with double glazed leaded light windows, built-in wardrobe, radiator.

SHOWER ROOM Refitted white suite comprising double size tile and glazed shower cubicle, vanity wash hand basin, low level w.c., tiled floor, ladder style heated towel rail.

FIRST FLOOR

LANDING With front aspect double glazed leaded light window, shelved storage cupboard, eaves access, covered radiator.

BEDROOM ONE A front aspect room with double glazed leaded light window, covered radiators, beamed ceiling. Door to:

DRESSING ROOM With built-in wardrobes.



ENSUITE BATHROOM White suite comprising enclosed panel bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., radiator, tiled floor, Velux window.

BEDROOM TWO A dual aspect room with double glazed leaded light windows, radiator, eaves access. Door to:

ENSUITE SHOWER ROOM White suite comprising double size tile and glazed shower cubicle, vanity wash hand basin, low level w.c., ladder style heated towel rail, Velux window, tiled floor.

OUTSIDE

Bramble Cottage is approached by a private driveway to the front where there is ample driveway parking both to the front and to the side.

DOUBLE DETACHED GARAGE With light and power and **WORKSHOP** to the rear and useful storage space over.

The **REAR GARDEN** is predominantly laid to lawn and extremely well screened by mature trees and evergreens. To the rear of the house is a raised paved patio area and ornamental fish pond. The garden continues round to the side of the property where there is gated access to the

front. The plot measures approximately $\frac{3}{4}$ of an acre in total



EPC BAND: E

REF: BO1781

VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

DIRECTIONS From our Bourne End office in The Parade turn left, continue through the village taking the next turning right into Blind Lane. Continue up the hill where the entrance to Bramble Cottage can be found approximately three quarters of the way up on the right hand side.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

NOT TO SCALE

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