



SPADE OAK COTTAGE  
COLDMOORHOLME LANE  
WELL END  
BOURNE END  
BUCKS SL8 5PS

**am** ANDREW  
MILSOM

**SPADE OAK COTTAGE  
COLDMOORHOLME LANE  
WELL END  
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BUCKS SL8 5PS**

**PRICE: £1,450,000 FREEHOLD**

*An attractive detached home having been completely refurbished and extended by the current owners to offer comfortable and versatile living accommodation situated in one of Bourne End's favoured locations approximately one mile of the village centre and a short stroll to the picturesque stretch of the River Thames.*

**GENEROUS GARDENS TO THE SIDE AND REAR**

**DOUBLE ASPECT MAIN BEDROOM WITH ENSUITE  
AND DRESSING ROOM**

**THREE FURTHER BEDROOMS ALL  
WITH ENSUITE FACILITIES**

**ENTRANCE PORCH • ENTRANCE HALL**

**24FT KITCHEN/DINING ROOM**

**LARGE DOUBLE ASPECT SITTING ROOM**

**16FT CONSERVATORY**

**UTILITY ROOM**

**STUDY**

**SELF CONTAINED ANNEXE WITH  
SITTING ROOM, KITCHEN, BEDROOM WITH EN SUITE**

**CAT 5 INTERNET AND CABLING THROUGHOUT**

**SOLAR PANELS AND SOLAR PODS  
FOR THERMAL HOT WATER**

**CAR PORT AND DRIVEWAY  
FOR  
SEVERAL VEHICLES  
VIEWS ACROSS NATURE RESERVE AND CLOSE TO  
OPEN COUNTRYSIDE**

**GARDEN/GAMES ROOM**

**TO BE SOLD:** Spade Oak Cottage is a delightful family home that has been greatly improved and refurbished by the current owners. It offers versatile and comfortable living accommodation.

Currently the property has four double bedrooms all with ensuite facilities, a 24ft kitchen/dining room with separate utility, a large and airy sitting room, 16ft conservatory, a self-contained annexe, study, downstairs shower room, delightful established gardens, car port and driveway for several vehicles. Viewing of this property is highly recommended. Bourne End village centre provides a wide range of amenities for day to day needs and highly regarded schooling. For the commuter access to London can be gained via the nearby M4 and M40 motorways or by rail from Bourne End station to London Paddington via Maidenhead mainline station.

The accommodation comprises:

Attractive wood and leaded glazed door to:

**INNER PORCH** Karndean floor, glazed doors to:

**ENTRANCE HALL** Karndean flooring, radiator, stairs to first floor.



**KITCHEN/DINING ROOM 24'7 x 14'9 (7.49 x 4.50m)** Tiled floor with underfloor heating, attractive range of cream coloured base units with soft close doors and granite worktops, Rangemaster gas cooker with overhead extractor, 1½ bowl sink with chrome mixer and spray tap, space for dishwasher, space for large fridge/freezer, a generously proportioned central island with cupboards and drawers below, granite surface., speakers, built in larder cupboard, windows to the rear and French doors to the garden. Door to:

**UTILITY ROOM** Stainless steel sink unit with cupboards below and space and plumbing for washing machine.

**SITTING ROOM 24'2 x 11'7 (7.37 x 3.53m)** With windows to the front and attractive bay window to the side. A light and airy room wired for 7 speaker system, two radiators.



**CONSERVATORY 16'2 x 10'2 (4.93 x 3.10m)** Tiled floor, electric heating and French doors to the garden.



**SELF CONTAINED ANNEXE** currently being used as **MEDIA/SITTING ROOM 13'11 x 11'11 (4.24 x 3.63m)** Double aspect with window and French doors to the garden currently set up with a 7 speaker system and large projector. Doors to kitchen and bedroom four.

**BEDROOM FOUR 11'11 x 10'7 (3.63 x 3.23m)** Rear aspect and door to:

**ENSUITE SHOWER ROOM** Comprising of a three piece suite in white, large walk-in shower fully tiled, low level w.c., basin and underfloor heating, glazed window to the side.

**KITCHEN 8'2 x 7'11 (2.49 x 2.41m)** Beech effect base units, granite effect worktops, stainless steel sink and mixer tap, cooker point, space for fridge/freezer, dome glazed roof light.

**LANDING** Access to master bedroom suite, bedroom three, cupboard housing additional pressurised water system.



**BEDROOM ONE 16'4 x 11'5 (4.98 x 3.48m)** A double aspect room with windows to the front and to the side, vaulted ceiling with electronically operated Velux window, insert space for t.v., radiator, speakers. Doors to:

**ENSUITE SHOWER ROOM** White suite comprising of large shower, vanity basin with cupboards below, low level w.c., ladder style radiator, electronically operated Velux window, tall storage cupboard, tiled floor, underfloor heating.

**DRESSING ROOM 11'8 x 9'5 (3.56 x 2.87m)** (Could be turned back into Bedroom Five) Front aspect and range of fitted wardrobes.

**BEDROOM TWO 13'0 x 10'9 (3.96 x 3.28m)** Double aspect room with windows to the front and rear, built in wardrobe and built in bookcase, three wall lights. Door to:

**ENSUITE SHOWER ROOM** Comprising of a three piece suite in white, shower, low level w.c., basin with cupboards below, obscure glazed window to the rear, ladder style radiator.

**BEDROOM THREE 12'6 x 10'11 (3.81 x 3.33m)** Window to the rear, built in wardrobe. Door to:

**ENSUITE SHOWER ROOM** With obscure glazed window to the rear, tiled shower cubicle with low level w.c. and wash hand basin..

**LANDING** Access to loft which has a ladder and is boarded and has power, radiator, cupboard housing Vaillant boiler and pressurised water system.

**OUTSIDE** To the **FRONT** and **SIDE** of the property is a good sized driveway providing ample off road parking. In addition there is a large double car port. Outside to the **REAR** is a mature attractive garden predominantly laid to lawn with well stocked borders, established planting with shrubs and an apple and a pear tree. A good sized patio can be accessed from the kitchen and there is an additional decked area with access from the annexe. Outside tap, outside lighting. The rear boundary is enclosed by lattice wood fencing. Garden shed and greenhouse.

**GARDEN/GAMES ROOM 14'6 x 12'3 (4.42 x 3.73m)** Two windows looking onto the garden, sink with cupboards below. **STORE** which is 12'7 x 5'6 (3.84 x 1.68m), door to a toilet and wash hand basin.



**EPC BAND: C**

**REF: BO413**

*For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. 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.

**DIRECTIONS** From our Bourne End office in The Parade turn left, continue through the village and out of Bourne End along the Marlow Road where the turning into Coldmoorholme Lane can be found on the left hand side. Continue for about three quarters of a mile and the property will be found on the left hand side.

**For an appointment to view please call  
Andrew Milsom Bourne End  
01628 522666**

NOT TO SCALE

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**Approximate Floor Area**  
**Main House** 233.34 sq m - 2512 sq ft  
**Outbuilding** 23.25 sq m - 250 sq ft  
**Total** 256.59 sq m - 2762 sq ft  
(Gross Internal)

