

The **Frost** Partnership

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Wealden, Rose Hill, Burnham, Buckinghamshire, SL1 8LW

Guide Price £2,100,000 (Freehold)



- Level plot of 8.75 acres
- No onward chain
- South facing patio
- Constructed in 2005 to a high specification
- Large outbuildings and double garage
- Outdoor kitchen

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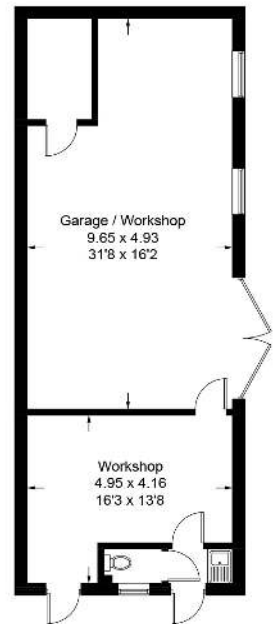
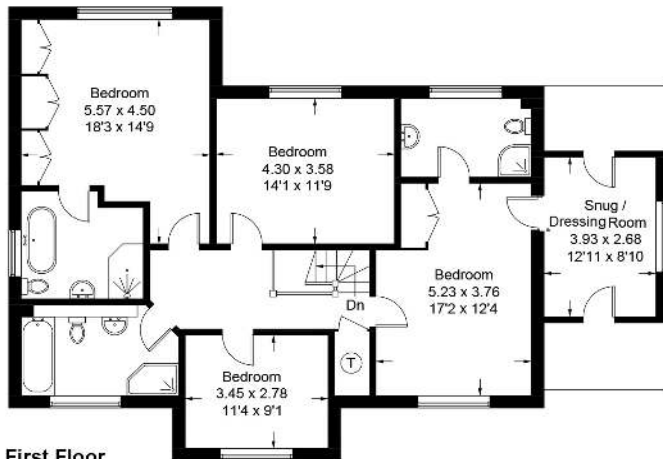
Wealden, Rose Hill

Approximate Gross Internal Area = 234.4 sq m / 2523 sq ft

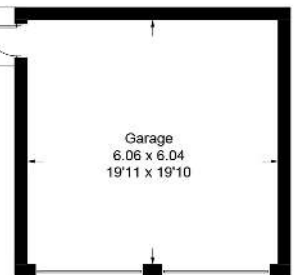
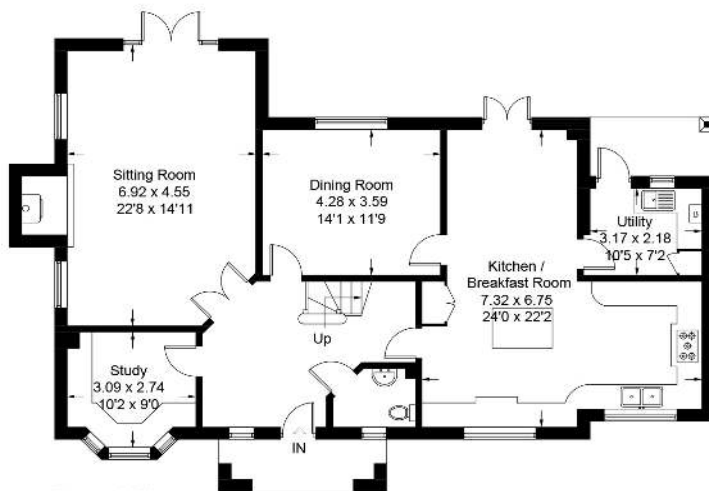
Garage = 36.7 sq m / 3.95 sq ft

Outbuilding = 69.7 sq m / 750 sq ft

Total = 340.8 sq m / 3668 sq ft



(Not Shown In Actual Location / Orientation)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID344616)

THE PROPERTY

A superb detached family home occupying a stunning position and level plot of approximately 8.75 acres. The property was built in 2005 to the current owner's specific brief and finished to a very high specification including beautifully finished solid oak internal doors, architraves and staircase. The house is approached by two long meandering driveways (one unsurfaced).

The ground floor accommodation comprises an entrance hall, cloakroom (WC), study with fitted oak furniture, sitting room with open fireplace and double doors opening to the rear garden, dining room, spacious kitchen/breakfast room and utility room. On the first floor is the master bedroom with built in storage and ensuite bathroom, guest bedroom with ensuite shower room and dressing room, two further double bedrooms and the family bathroom. The property benefits from a central vacuum cleaner system and under floor heating throughout.

A covered pathway gives access to the double garage with automated garage doors and extensive loft area above which could be utilised as an office/gym, subject to any necessary consents. The property also features a large outbuilding/barn which comprises a large storage area and cloakroom (WC), this space could be configured to provide a number of uses. Offered for sale with no onward chain.

SITUATION

Burnham station (mainline trains to Paddington with a fastest journey time of 28 minutes) is 2.5 miles away, and Beaconsfield station (mainline trains to Marylebone with a fastest journey time of 23 minutes) is 5.9 miles away. From the 2019 Burnham station will also be served by Crossrail cutting journey times into London. M4 junction 7 is 3 miles away, and M40 junction 2 is 4.6 miles away, both of which connect to the M25. Heathrow airport is 13 miles away.

The property is situated in the leafy Buckinghamshire countryside off Rose Hill, and is close to the National Trust Cliveden estate. Burnham High Street is about a mile to the south east and offers a good range of shops for everyday needs. The nearby towns of Maidenhead and Beaconsfield offer more extensive shopping.

A range of sports and leisure facilities can be found nearby such as Burnham Beeches Golf Club and Lambourne Golf Club, both of which are approximately 1 mile away, with other clubs in Gerrards Cross, Beaconsfield, Stoke Poges and Denham. The local countryside offers excellent footpaths and bridle paths.

Buckinghamshire is well regarded for the choice and quality of the schooling on offer, both in the private and state sectors. Nearby private schools for boys are Davenies and Thorpe House; for girls High March, St Mary's and Maltman's Green, and Gayhurst is co-educational. The state sector in Buckinghamshire is still run on the traditional grammar school system.

PLEASE NOTE

Energy Efficiency Rating: C. Please contact us for a full Energy Performance Certificate (EPC).

VIEWING:

Via The Frost Partnership, 90 High Street, Burnham
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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.