



GRANGE DRIVE
WOOBURN GREEN

www.bb-estateagents.co.uk



ab

bonners & babingtons

Situated in an elevated position in Bourne End's Premier Road this stunning bespoke design home is available to purchase with no onward chain. A rarely available opportunity to secure a "one off" home on a generous corner plot.

Grange Drive, Wooburn Green, Buckinghamshire, HP10 0QD

Guide Price £1,850,000

- MAGNIFICENT FAMILY HOME
- FOUR / FIVE BEDROOMS
- THREE BATHROOMS
- ORANGERY
- TWO DOUBLE GARAGES
- LARGE CORNER PLOT GARDENS
- SOUGHT-AFTER PREMIER ROAD
- NO ONWARD CHAIN
- RARELY AVAILABLE BESPOKE DESIGN



Anglers Court, Spittal Street, Marlow, Buckinghamshire, SL7 3HJ

01628 333800

marlow@bb-estateagents.co.uk

rightmove

onTheMarket

Zoopla.co.uk

naei propertymark
PROTECTED





Description

It is not often we come across a property that takes our breath away and this is one of those! Situated in a secluded and elevated position in Bourne End's premier private road this four/five bedroom bespoke design family home is highly recommended for an internal inspection.

With a wealth of accommodation spreading across two generous floor spaces this amazing property also benefits from three bathrooms, an orangery and an integral double garage as well as a further detached double garage on it's generous corner plot grounds.

The well maintained gardens flow beautifully around the property and there is a lovely patio area ideal for alfresco dining. The impressive "Braai" barbeque positioned nearby makes sure none of your family or friends will ever go hungry! Only a short distance from Bourne End Station and Village Centre or Wooburn Green's idyllic village centre this property also available with no onward chain.

Both Bourne End & Wooburn Green are well served by a number of reputable public houses, coffee shops and restaurants. Established country walks, a local fitness and tennis club are all within easy reach. Marlow is a short drive away and provides superb high street shopping, stylish boutiques, an excellent selection of restaurants and public houses and superb walks along the River Thames. Local schooling is held in high regard and there is an excellent range of schools both state and private.

The popular market towns of Beaconsfield (approx 2.5 miles) and High Wycombe (approx 4.5 miles) offer a wide range of facilities along with direct access to London Marylebone (Beaconsfield from 22 minutes). Bourne End railway station (approx 2 miles) also provides rail links into London Paddington. There are excellent road links into London, M25 and Heathrow via the M40 at Junctions 2 and 3.





General Remarks and Stipulations

Tenure
Freehold

Post Code
HP10 0QD

EPC Rating
54

Viewing
Strictly by appointment with
Bonners & Babingtons

Local Authority
BCC

Fixtures and Fittings
TBC

Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Approximate Gross Internal Area
(Including Internal Garage & Excluding Void)

Ground Floor = 101.6 sq m / 1,094 sq ft

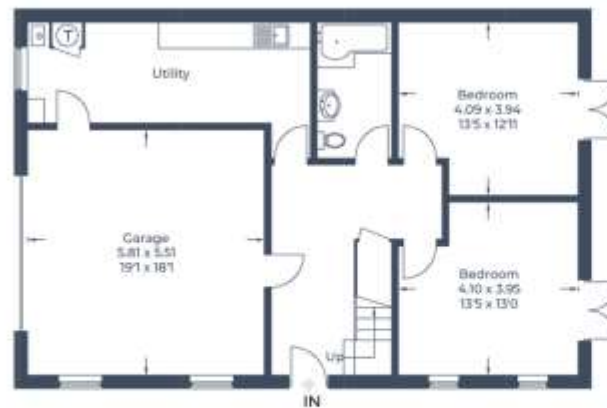
First = 184.4 sq m / 1,985 sq ft

External Garage = 28.6 sq m / 308 sq ft

Total = 314.6 sq m / 3,387 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

