



17 Nashdom  
Nashdom Lane | Burnham | Berkshire | SL1 8NJ

FINE & COUNTRY

# Step inside

## 17 Nashdom

This immaculately-presented two-bedroom apartment is located within the mature grounds of Nashdom Abbey, a magnificently restored Grade II\* listed country house standing in approximately 17 acres of communal gardens and woodlands.

A former country house and Anglican Benedictine abbey in Burnham, Buckinghamshire, England, Nashdom, was designed in Neo-Georgian style by architect Edwin Lutyens. It is a Grade II\* listed building and was converted into luxury apartments in 1997.

Nashdom offers its residents an exclusive lifestyle, with the feel of a country retreat in a beautiful and peaceful rural location yet offering quick connections into London and local towns and villages. Residents can take advantage of an on-site gym, outdoor heated swimming pool, tennis court and mezzanine lounge. A full-time Estate Manager/concierge oversees the building and vast grounds.

The property consists of two bedrooms, two bathrooms, fully-equipped kitchen, spacious reception room with a wide semi-circular bay window and a private terrace for al-fresco entertaining. The apartment comes with an allocated parking space and also a separate garage located behind electronic gates.

### Accommodation summary

#### Ground floor –

The apartment is accessed via the east wing entrance of the building with security video phone system.

As you step through the front door, the hallway leads to the living room which benefits from a feature fireplace with stone surround and a wide semi-circular bay window overlooking the wooded grounds and rose garden. The fully equipped kitchen includes an oven, ceramic hob, dishwasher, plenty of workspace and benefits from French doors leading onto the private terrace.

The two spacious double bedrooms both benefit from woodland views to the front of the property and built-in wardrobes. The principal bedroom has an en-suite shower room whilst the second bedroom is served by a separate bathroom off the hallway consisting of bath, WC and basin.















# Step outside

## 17 Nashdom

---

In addition to the private terrace, Nashdom Abbey includes 17 acres of stunning grounds and woodland. Leisure facilities for residents' use include a heated outdoor swimming pool, tennis court, barbeque area and pavilion with gymnasium. Residents may also benefit from a mezzanine lounge area in the west wing near the main entrance.

Nashdom Abbey has a full time Estate Manager on site.

### Leasehold

#### Local Authority

South Buckinghamshire  
Council Tax Band: G

#### Services, Utilities & Property Information

Water: Thames Water

Gas: Octopus

Electricity: Octopus

Mobile Phone Coverage: EE, Three, O2, Vodafone

Broadband Availability: Hyperoptic - Ultrafast 1,000MB/second broadband connection

#### Additional information

MONTHLY SERVICE CHARGE

£622

LENGTH OF LEASE

984 years left

Building Insurance: £1,179 per annum

Restrictive Covenants Apply. Please contact the agent for further information.



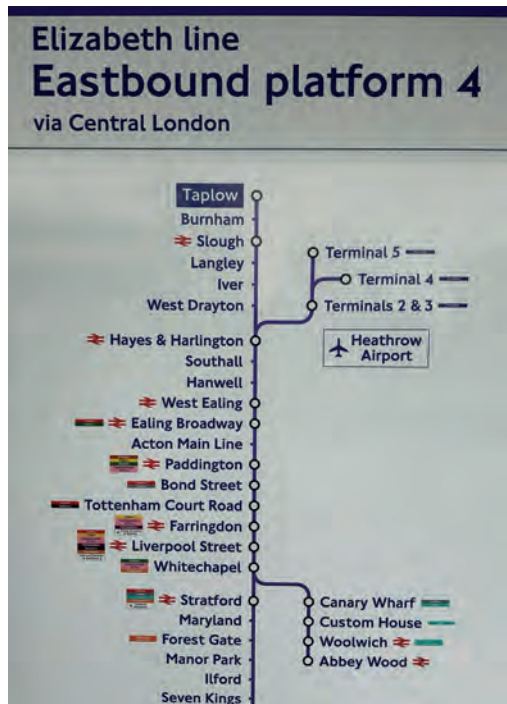




# LOCATION

The Elizabeth Line runs from nearby Taplow & Burnham Stations, providing fast links to London (Bond Street and the City in 45-55 minutes) and Heathrow Airport. The M4, M40 and M25 motorways are all within easy reach. A choice of local towns and villages offer a variety of amenities. The property thus suits both as a tranquil base for a working lifestyle and for a more leisurely life-stage, to enjoy the best of south east England.

Nashdom is well-positioned for leisure pursuits nearby. Burnham Beeches (National Nature Reserve and Special Area of Conservation), Windsor Great Park, Legoland Windsor, Black Park, and Cliveden House are all easily accessible. For golf lovers, Lambourne Golf Club adjoins Nashdom Lane and Huntswood Golf Club is at the bottom of Rose Hill.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 116.0 sq. metres (1248.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - 2 My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

Agent note: Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer

Fine & Country Windsor  
Tel: +44 (0)1753 463633  
windsor@fineandcountry.com  
Castle Hill House, 12 Castle Hill, Windsor, Berkshire SL4 1PD

