

Magnolia Cottage, 1 Britwell Gardens, Burnham





An utterly charming, 17th century Grade II Listed cottage, set within beautiful gardens with a separate timber home office and garage.

Summary of accommodation

Main House

Sitting room | Dining room | Cloakroom

Kitchen/breakfast room | Family bathroom

Three bedrooms

Garden and Grounds

Garage | Garden office

In all about 0.18 acres



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Situation

Magnolia Cottage is ideally located on a private road just moments away from the local high street and shops, as well as offering easy access to the Burnham Beeches nature reserve.

Situated within close proximity to numerous sought-after Grammar schools and surrounded by various private schools, this home is perfectly positioned for families.

For commuters, Taplow and Burnham Station, serving the Elizabeth line and providing swift access to central London, is conveniently situated under 2 miles away. Additionally, Burnham is in close proximity to the main hubs of Windsor, Maidenhead, and Cookham.

Distances

Taplow Station 2.2 miles

Burnham Station 1.4 miles

London Heathrow 12.4 miles

(All distances and times are approximate)



Magnolia Cottage

This chocolate box cottage is ideally situated in a quiet position on a private road, providing an idyllic retreat with its abundance of period features. Ample driveway parking for multiple cars and a spacious garage enhance convenience, offering additional parking or a versatile space for storage and a workshop.

A picturesque path through the garden leads you to the cottage entrance, where the front door opens to a spacious area adorned with original beams enclosing the impressive dining space. The adjacent country-style kitchen, featuring underfloor heating and a superb vaulted ceiling, offers a delightful space to cook and eat while enjoying the stunning views of the gardens.

The generously sized living room epitomises the quintessential English cottage, characterised by its beams, feature working fireplace, and dual aspect windows framing views of the beautifully landscaped garden. A convenient separate entrance also provides direct access to the garden from here. The ground floor also includes a family bathroom with a free-standing bath and an additional separate guest cloakroom. Upstairs, three double rooms exude cosiness with character windows and beams, creating a truly inviting space.





Garden and Grounds

The exterior is a haven of tranquility, with an immaculately landscaped garden ensuring complete privacy. Various seating areas, charming footpaths, and mature trees contribute to the picturesque setting. Additionally, a detached timber office, meticulously maintained, adds a fantastic dimension to the property, offering a versatile space that could continue to be used as a home office, or alternatively serve as a games room or separate guest room.

Magnolia Cottage combines timeless charm with modern comfort, and can only truly be appreciated in person.

Approximate Gross Internal Floor Area

Ground Floor: 75.9 sq m / 817 sq ft

First Floor: 47.7 sq m / 513 sq ft

Garage / Garden Office: 36.0 sq m / 387 sq ft

Total: 159.6 sq m / 1,717 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property information

Price Guide: £1,250,000

Tenure: Freehold

Services: Mains water, electricity, gas & drainage

Local authority: Buckinghamshire Council

Council Tax Band: F

Energy Performance Certificate Rating: Band F (rating 32)

Postcode: SL1 8DG

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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