

Westalls, Rose Hill, Burnham, Buckinghamshire





A handsome Victorian country house with a wonderful annexe, set within delightful gardens and grounds, located close to Dorney which has a scenic lake and common.

Summary of accommodation

Main House

Reception hall | Sitting room | Dining room | Family room
Kitchen/breakfast room | Utility room

Cellar

Principal bedroom with en suite bathroom
Guest bedroom with en suite bathroom
Three further bedrooms | Family bathroom | Night cloakroom

Guest Wing/Annexe

Entrance hall | Sitting room | Kitchen | Cloakroom
Main bedroom with en suite | Guest bedroom | Shower room

Outbuildings

Four bay car port | Workshop | Two stores | Garden office
Three stables

Garden and Grounds

Gravelled driveway | Courtyard | Lawned gardens

In all about 2.71 acres



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Situation

Westalls lies in wonderful Chiltern countryside, almost equidistant between the M4 and M40 motorways, yet in a private, unspoilt and rural location.

Communications are excellent with the M40 and M4 motorways reached within an easy drive, with comprehensive facilities at the Bishop's Centre, offering a good range of restaurants and shops. For larger and more extensive facilities, these are available at Beaconsfield or Maidenhead.

There is a wide range of leisure facilities in the area.

Within minutes, one can reach the famous Cliveden Hotel and Spa and also a number of well known golf courses within an easy drive. Buckinghamshire as a county is renowned for its schooling, retaining the grammar school system and an excellent choice of state and independent schools are within the locality.

Distances

Beaconsfield (London Marylebone 22 minutes) 5 miles (M40 J2), M4 (J7) 4 miles, Taplow 2.5 miles (Elizabeth Line to central London and Canary Wharf 40 minutes, London Paddington 35 minutes), Heathrow (Terminal 5) 20 minutes. (Distances and times approximate)



Westalls

Westalls is a handsome Victorian family home offering spacious accommodation as shown in the enclosed floor plans. Throughout the house, there are wonderful ceiling heights with stunning detailing and coving to the principal rooms. The house is entered through a wide front door leading into the delightful reception hall with Victorian tiled floor. From here, doors lead into the three grand reception rooms and the kitchen/breakfast room with an AGA, with the utility and cloakroom beyond.

To the first floor, the principal bedroom has a lovely bay window overlooking the gardens and a range of fitted wardrobes and an en suite bathroom. There are four further bedrooms - one with an en suite, a family bathroom and night cloakroom.

The guest wing/annexe is a stunning area with a wonderful triple aspect sitting room, fully fitted kitchen, cloakroom, main bedroom with large en suite, second bedroom and shower room.





Garden and Grounds

Westalls is approached from Rose Hill, across a gravelled driveway, which divides and leads to either the courtyard or the four car car-port and round to the front of the house. To the rear of the house is an attractive courtyard with access to the rear hallway and to the annexe. There are also two stores.

Beyond the courtyard are three stables, a tack room and further covered stores. The majority of the gardens and grounds are laid to lawn with a large number of mature specimen trees, and extends to approximately 2.71 acres.

Approximate Gross Internal Floor Area

Cellar: 24.8 sq m / 267 sq ft

Ground Floor: 178.3 sq m / 1,919 sq ft

First Floor: 157.2 sq m / 1,692 sq ft

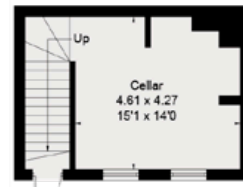
Annexe - Ground Floor: 83.1 sq m / 894 sq ft

Annexe - First Floor: 77.5 sq m / 834 sq ft

Outbuildings: 76.6 sq m / 824 sq ft

Total: 597.5 sq m / 6,430 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.



Cellar



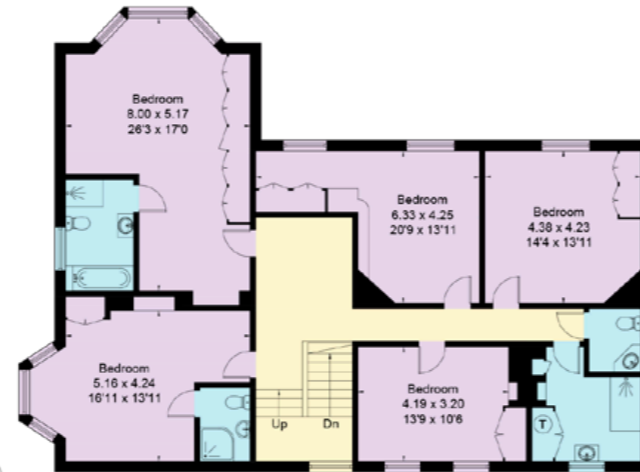
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Ground Floor

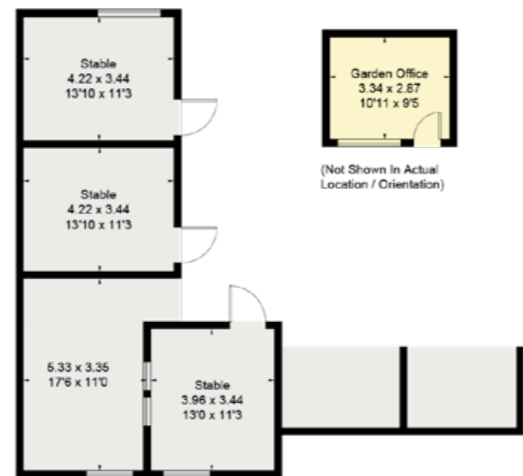
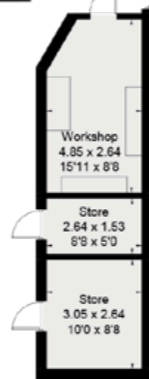
Annexe - Ground Floor



Annexe - First Floor



First Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



Property information

Tenure: Freehold

Services: Mains water, electricity, gas and a cesspit.

Local authority: Buckinghamshire Council

Council Tax Band: H

Energy Performance Certificate Rating:

Main house - D (rating 61)

Annexe - D (rating 59)

Postcode: SL1 8LN

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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