



**COUNTRYSIDE, BOURNE END**  
**PRICE: £1,845,000 FREEHOLD**

**am** ANDREW  
MILSON

**COUNTRYSIDE  
SAILING CLUB ROAD  
BOURNE END  
BUCKS SL8 5QS**

**PRICE: £1,845,000 FREEHOLD**

A spacious detached character family home situated in the highly sought after Abbotsbrook private estate within walking distance of the Thames Path and Bourne End village centre.

**PRIVATE FRONT & REAR GARDENS:  
MASTER BEDROOM WITH ENSUITE SHOWER  
ROOM:  
FOUR FURTHER BEDROOMS:  
FAMILY BATHROOM:  
ENTRANCE HALL: CLOAKROOM: STUDY:  
LIVING ROOM: DINING ROOM:  
FAMILY ROOM: KITCHEN/BREAKFAST ROOM:  
UTILITY ROOM:  
DETACHED GARAGE:  
DRIVEWAY PARKING.  
PRESTIGIOUS PRIVATE ROAD.  
WALKING DISTANCE OF BOURNE END MARINA  
& VILLAGE CENTRE.**

**TO BE SOLD:** this attractive, substantial detached home has been considerably and sympathetically improved by the current owners to provide the perfect blend of character features with modern conveniences. The property has well-proportioned accommodation throughout the ground and first floors with a superb 137' rear garden with a sizeable area of decking to create a fantastic entertaining space. The property is situated on the prestigious Abbotsbrook private estate and is within walking distance of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line.

The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Timber part stained glass front door to **ENTRANCE HALL** with attractive mosaic flooring, stairs to First Floor Landing with storage under, coved ceiling, double radiator with ornate cover.

**CLOAKROOM** comprising low level w.c., pedestal hand wash basin, heated towel rail, window to side and attractive mosaic style flooring.

**STUDY** double glazed window to side with plantation shutters, radiator, fitted storage cupboard, solid flooring and ornate coving.



**LIVING ROOM** dual aspect room with bay windows to front and side, radiators with ornate covers, coved ceiling, marble feature fireplace with inset wood burning stove, fitted storage cupboards, fitted shelving, television aerial point and wireless speaker system, retractable doors to:



**DINING ROOM** double glazed bay window to side with double radiator, coved ceiling.

**FAMILY ROOM** with feature fireplace with inset wood burning stove, television aerial point, picture windows, radiator and part glazed timber door into Rear Garden.



**KITCHEN/BREAKFAST ROOM** fitted with a range of Shaker style wall and base units with solid oak work surfaces over, two integrated dishwashers, stainless steel double sink with four in one mixer tap, integrated fridge, six ring gas hob with cooker hood over, two electric Neff ovens, combination microwave oven and wine fridge, radiator, double glazed roof light, fitted bench, television aerial point, coved ceilings, double glazed windows to rear, double glazed double doors opening to Rear Garden, radiator and underfloor heating.

**UTILITY ROOM** with a range of storage units and solid timber work surfaces, space and plumbing for washing machine and tumble dryer, inset Belfast sink, water softener, radiator, free standing American fridge freezer, drying rack, glazed door to side access.

## **FIRST FLOOR**

**LANDING** double glazed window to side, linen storage cupboard and access into loft space.



**MASTER BEDROOM** dual aspect room with double glazed windows to front and side, range of fitted wardrobes, television aerial point, two radiators, eaves storage.



**BEDROOM TWO** double glazed window to side, radiator, fitted wardrobes, vanity unit with sink over and mirrored cabinet, television aerial point.

**BEDROOM THREE** double glazed window to side, television aerial point, radiator, eaves storage.

**BEDROOM FOUR** double glazed window to rear, fitted wardrobes, ornate cast iron feature fireplace with timber surround, radiator and television aerial point.

**BEDROOM FIVE** double glazed window to side, radiator and eaves storage.



**ENSUITE SHOWER ROOM** refitted suite comprising double walk in shower cubicle with dual head shower unit, vanity unit incorporating sink over with storage under with marble surfaces, heated towel rail, low level w.c., linen storage cupboard, window to front with plantation shutters and tiled floor.

**FAMILY BATHROOM** fitted suite comprising panel bath with mixer tap and overhead shower unit, vanity unit with sink over and storage under, low level w.c., heated towel rail, double glazed roof lights, mosaic tiled floor and part tiled walls.



## OUTSIDE

**TO THE FRONT** is a gravelled driveway providing off street parking for several cars which is accessed via timber security gates, timber fence panel and mature shrub

surround, original timber veranda surrounding the majority of the property, patterned quarry tiled flooring, steps to front door with side access to both sides.

**THE REAR GARDEN** is a fully enclosed garden mainly laid to lawn measuring approximately 137' x 48' (41.76 x 14.63m) with a sizeable area of raised decking to the rear of the property, steps down to a further area of patio which is laid with Indian sandstone, further security gate to the side with exterior storage cupboard, exterior power points with mature shrub borders and beds.

**DETACHED TIMBER FRAMED GARAGE** has been partitioned to provide two storage areas both with power and light, windows to side, double doors to front opening onto further area of hardstanding providing parking.

**BOU EPC BAND: D**

**COUNCIL TAX BAND: G**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** from our Bourne End office in The Parade follow the main road through the village taking the next available left into Oakfield Road. Follow the road down in the direction of the river where the subject property can be found on the right hand side on the corner of Sailing Club Road and Oakfield Road.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

# Countryside, Sailing Club Road

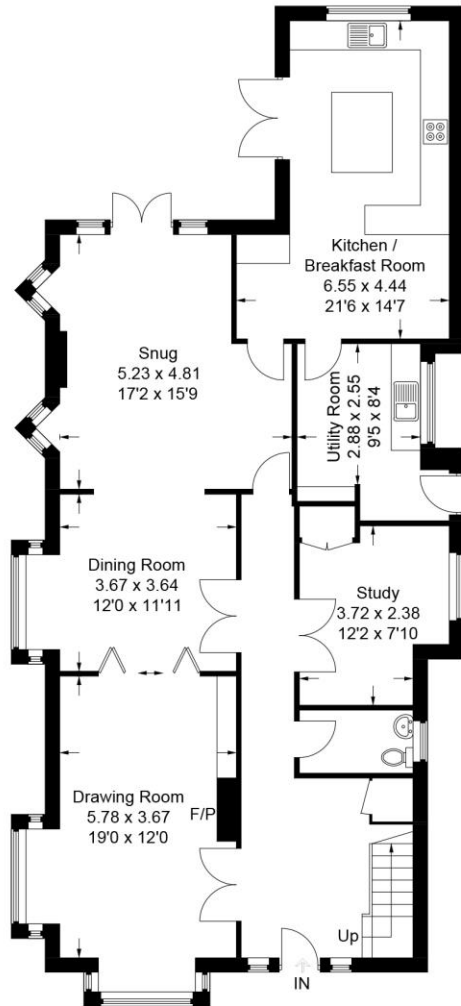
Approximate Gross Internal Area (Including Eaves)

Ground Floor = 133.3 sq m / 1,435 sq ft

First Floor = 101.4 sq m / 1,091 sq ft

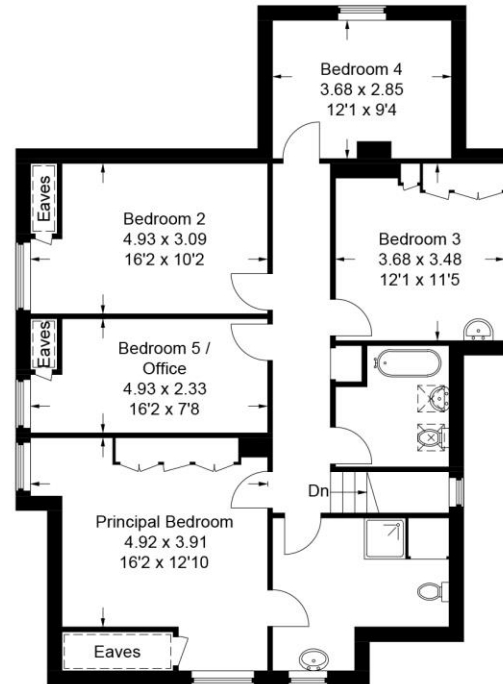
Store = 29.4 sq m / 316 sq ft

Total = 264.1 sq m / 2,842 sq ft



**Ground Floor**

= Reduced headroom below 1.5m / 5'0"



**First Floor**



(Not Shown In Actual Location / Orientation)

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.