



LOWER MARTINS, COLDMOORHOLME LANE
PRICE: £1,500,000 FREEHOLD

am ANDREW
MILSOM

**LOWER MARTINS
COLDMOORHOLME LANE
BOURNE END
SL8 5PS**

PRICE: £1,500,000 FREEHOLD

A well-presented five bedroom detached home benefiting from a separate one bedroom detached Cottage set within a sought after location with far reaching views.

**WRAP AROUND PRIVATE GARDENS
APPROACHING HALF AN ACRE:
FIVE BEDROOMS TWO BATHROOMS WITH
SHOWER ROOM TO FIRST FLOOR:
KITCHEN/BREAKFAST ROOM:
27ft DOUBLE ASPECT LOUNGE:
DINING ROOM:
GROUND FLOOR BEDROOM WITH SHOWER
ROOM: CLOAKROOM:
UTILITY ROOM: OIL FIRED CENTRAL HEATING**

TO BE SOLD: Situated in this delightful semi-rural setting of Coldmoorholme Lane is this surprisingly spacious detached house with additional one bedroom cottage within the half an acre plot. Lower Martins offers versatile accommodation with it's ground floor bedroom and three further reception rooms all offering plenty of light and benefitting from the beautiful views overlooking the fields beyond. The Garden is a key feature of this property with it's manicured lawns and extremely private feel. The property is situated within a short walk to Spade Oak Reach where you can walk along the River to Bourne End village centre as well as Marlow in the other direction. Bourne End village has a comprehensive range of shopping facilities for day to day needs, doctors 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:

ENTRANCE HALL with monitored alarm system, airing cupboard housing hot water tank, stairs to first floor.



KITCHEN/BREAKFAST ROOM Fitted with a range of cream shaker style wall and base units with granite work surfaces over, matching kitchen island, one and a half bowl sink with mixer and filter taps, a new Belling electric range cooker with induction hob above and extractor fan over, space for integrated microwave, fridge freezer. The breakfast area is to the front of the kitchen with double glazed windows overlooking the front gardens with a radiator under. Tiled flooring throughout.

UTILITY ROOM with matching cream shaker style wall and base units, space and plumbing for washing machine, dishwasher, freezer. One bowl stainless steel sink unit. Consumer units and electric car charging ability, double glazed windows and door out to the garden.

STUDY/SNUG double-glazed windows to rear with radiator under, tv aerial point, wall lights.



LOUNGE a double aspect, 27ft room, faux fireplace with electrical point, two sets of double glazed doors leading out to the garden, double to front with radiator and cover under, tv aerial point, double door leading to;



DINING ROOM a double aspect room with double glazed leaded windows looking with radiator under, wall lights, door through to

INNER HALL leading to;

BEDROOM FIVE a double room with double glazed window to side with radiator under

SHOWER ROOM a white suite comprising enclosed shower cubicle, wash hand basin with tiles splashback, vanity under and cupboard over, low level wc, heated towel rail, frosted window, pendant lights, laminated floor.

CLOAKROOM with low level wc, wash hand basin, heated towel rail and space for coats, double glazed window to rear.

FIRST FLOOR LANDING with loft access and built in storage cupboards, double glazed windows and radiators.

SHOWER ROOM a two piece suite comprising enclosed shower cubicle a stand alone basin, double glazed window, eaves storage cupboard, radiator, part tiles walls, laminate flooring, door through to;

BEDROOM THREE with a rear aspect overlooking the garden and fields beyond a double room with built in wardrobes and radiator.

BEDROOM FOUR a side aspect room with double glazed window with radiator under.



BATHROOM a white three piece suite comprising panelled bath, low level wc, wash hand basin, radiator, double glazed windows overlooking the fields.



BEDROOM TWO a double aspect room with plenty of built in wardrobes, radiator and double glazed windows.



BEDROOM ONE situated at the back of the house with views of the fields this large double bedroom has built in wardrobes, radiator and door to

ENSUITE SHOWER ROOM a suite of an enclosed shower cubicle with mirrored door, panelled bath with mixer taps and shower attachment, wash hand basin with vanity cupboards under and over, low level w.c, double glazed window with radiator under, tiled floors and walls.

OUTSIDE

COTTAGE



ENTRANCE PORCH with space for coats, leading through to **LIVING ROOM** with faux fireplace, large window. **KITCHEN** wall and base units with one and a half stainless steel sink, electric hob, space for fridge, windows. **BEDROOM** a double room with double aspect,

built in wardrobes, storage heater. **BATHROOM** a white suite comprising bath with shower over, wash hand basin, low level wc, heated towel rail, frosted window, part tiles walls.

TO THE FRONT There is a large gravelled driveway with space for multiple cars, a separate detached single garage and gates on entry.

THE REAR GARDEN is a feature of this property, set within half an acre plot the gardens are mainly laid to lawn with seating areas overlooking the fields beyond, mature shrubs, an enclosed area for the shed and oil tank.



**REFERENCE: BOU120 EPC BAND: E
COUNCIL TAX BAND: D**

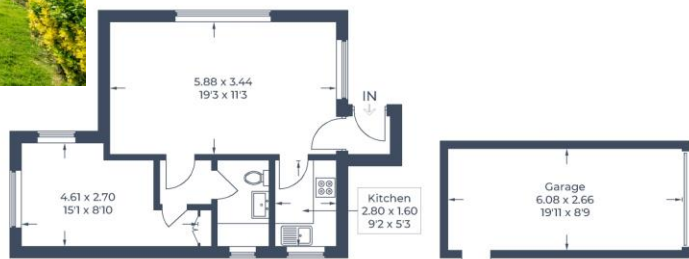
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode SL85PS lower martins can be found just before the circular mirror down the private 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.



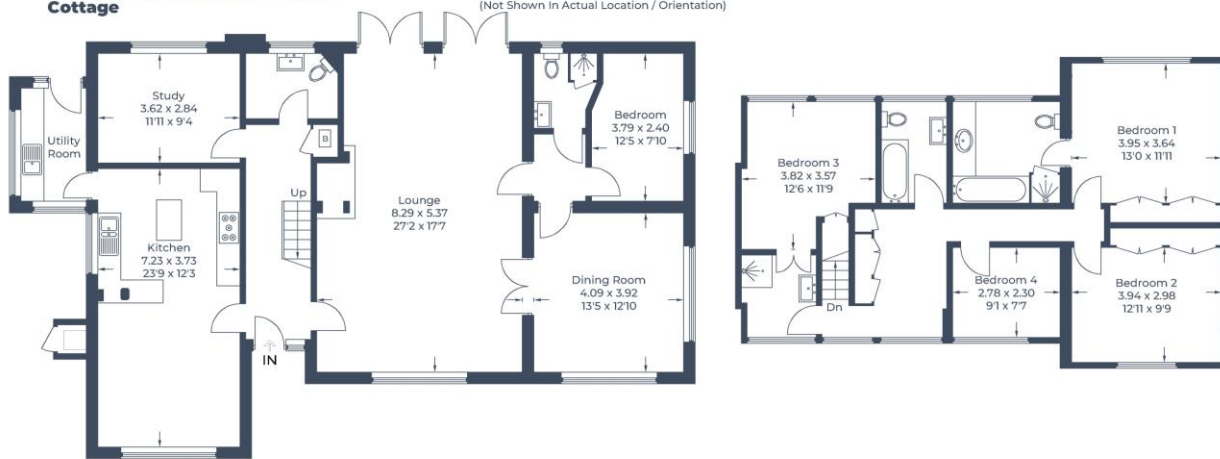
Approximate Gross Internal Area
 Ground Floor = 138.8 sq m / 1,494 sq ft
 (Excluding External Cupboard)
 First Floor = 82.9 sq m / 892 sq ft
 Cottage = 42.3 sq m / 455 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 280.2 sq m / 3,015 sq ft



(Not Shown in Actual Location / Orientation)

(Not Shown in Actual Location / Orientation)

Cottage



Ground Floor

First Floor

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