



WHARTON HOUSE, HAWKS HILL, BOURNE END
PRICE: £2,100,000 FREEHOLD

am ANDREW
MILSON

**WHARTON HOUSE
HAWKS HILL
BOURNE END
SL8 5JH**

PRICE: £2,100,000 FREEHOLD

Set in an enviable semirural location within walking distance of Bourne End Village, a well planned and extended six bedroom property of nearly 5000 sq feet, benefitting from a newly restored swimming pool within the wrap around grounds of almost an acre overall.

**APPROACHING 1 ACRE:
NEARLY 5000 SQ FEET**

**SIX DOUBLE BEDROOMS – TWO WITH ENSUITE:
FAMILY BATHROOM: 25 FT LIVING ROOM:
WOOD PANELLED DINING ROOM:
KITCHEN/BREAKFAST ROOM: UTILITY ROOM:
CLOAKROOM: DOUBLE GARAGE:
MATURE WRAP AROUND GARDENS
HEATED SWIMMING POOL WITH
RETRACTABLE ENCLOSURE:
PLANT ROOM HOUSING POOL MACHINERY:
DOUBLE GLAZED THROUGHOUT:**

TO BE SOLD: Originally built in the 1920's and greatly extended in the 1990's this large family home now boasts almost 5000sq feet of versatile and well-maintained accommodation with many attractive features such as a farm house style kitchen, oak wall panelling and brick faced open fires giving a 'country house' feel to the property. The heated indoor swimming pool is set in the beautifully landscaped wrap around gardens with a great variety of shrubs, trees pathways and seating areas and lawns on different levels offering a high degree of privacy. 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 to Maidenhead main line station with fast services to Central London via the Elizabeth Line. The M4 and M40 motorways are easily accessible

The accommodation comprises:

Original front door to **ENTRANCE PORCH** with monitored alarm system space for coats and shoes,

radiator, tiled flooring arched double doors leading through to:

ENTRANCE HALL arched bay window with seating below, two tall cupboards for coats and shoes, radiators, vaulted staircase to first floor. **CLOAKROOM** with low level wc, wash hand basin window and radiator.

STUDY currently being used as a gym area, double glazed window to front, radiator, picture rail.



KITCHEN/BREAKFAST ROOM with a range of fitted wooden wall and floor units featuring well designed pantry cupboards, tall units and drawers with granite work top over and matching island, range cooker set in feature brick surround with tiled insert, space and plumbing for dishwasher, American style fridge freezer. Flag stone flooring, opening through to breakfast area with glazed double doors and full height windows overlooking the patio separated by brick pillars.



DINING ROOM With original wood panelling, bay window overlooking the garden, feature brick built arched fire place and mantle on a quarry tiled hearth with inset cast iron fire basket, radiator.

FAMILY ROOM window overlooking the garden, access to **CELLAR** which is ideal for a wine store.



LOUNGE A large 25x25ft room with bay windows and double doors to patio, feature brick built arched fire place and mantle on a quarry tiled hearth with inset cast iron fire basket, tv ariel point, radiators.

UTILITY ROOM fitted with a range of wall and base units, comprising cupboard and drawers, stainless steel sink unit with mixer tap, hard water softener, space and plumbing for washing machine, dryer and fridge/freezer, door to back gardens.

FIRST FLOOR LANDING benefitting from plenty of light from the large windows as well as three storage cupboards and loft access.



BEDROOM ONE a large 20ft room with built in wardrobe, double aspect overlooking the gardens, double doors out to the balcony, wall lights, radiators, double doors through to;

DRESSING ROOM with wall to wall built in wardrobes, dressing table, radiator under window, door to;



ENSUITE BATHROOM Fitted with a range of panelled bath, low level wc, enclosed shower cubicle with tiled surround, two wash hand basins with vanity under and mirror above, wall lights, heated towel rail.



BEDROOM TWO A large, double aspect room with inset window, built in wardrobe, radiators, door to;

ENSUITE BATHROOM A white suite comprising panelled path with mixer taps and shower attachment, quadrant shower cubicle, low level wc, vanity cupboards with inset wash hand basin and mirror over, wall lights, heated towel rail, half tiled walls.

BEDROOM FOUR A rear aspect double room with radiator under window

BEDROOM THREE A rear aspect double room with bay window overlooking the gardens with radiator under.

FAMILY BATHROOM a white suite comprising low level wc, wash hand basin, enclosed bath with shower over and folding shower screen, window, heated towel rail, fully tiled floor and walls.

BEDROOM FIVE also being used as an office but providing plenty of space for a double bedroom, windows to rear with radiator under, picture rail.

BEDROOM SIX a front aspect room currently being used as an office space with fitted wardrobes, shelves and desk unit, radiator.

OUTSIDE

DOUBLE GARAGE With an internal entrance as well as electric up and over doors with shelving, lighting and housing two boilers.

POOL AND PLANT ROOM The heated pool has been renovated and benefits from a retractable enclosure ideal for summer use. The Plant room houses the boiler and water pump as well as plenty of storage.



THE GROUNDS. Wharton House is approached over a gravel driveway through a secure pillared gated entrance and wide lawns to both sides, interspersed with mature trees, pathways, paved seating areas whilst also benefitting from a gate to the rear with access to a Bridle path.

**REFERENCE: BOU121 EPC BAND: D
COUNCIL TAX BAND: D**

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

DIRECTIONS: as you enter Hawks Hill from Kiln Lane continue for roughly 150 meters where you will see a Y junction on your left hand side. Turn left here and the subject property will be found on the first left.

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 = 223.3 sq m / 2,404 sq ft
 First Floor = 209.4 sq m / 2,254 sq ft
 Cellar = 9.1 sq m / 98 sq ft
 Outbuilding = 13.3 sq m / 143 sq ft
 Total = 455.1 sq m / 4,899 sq ft

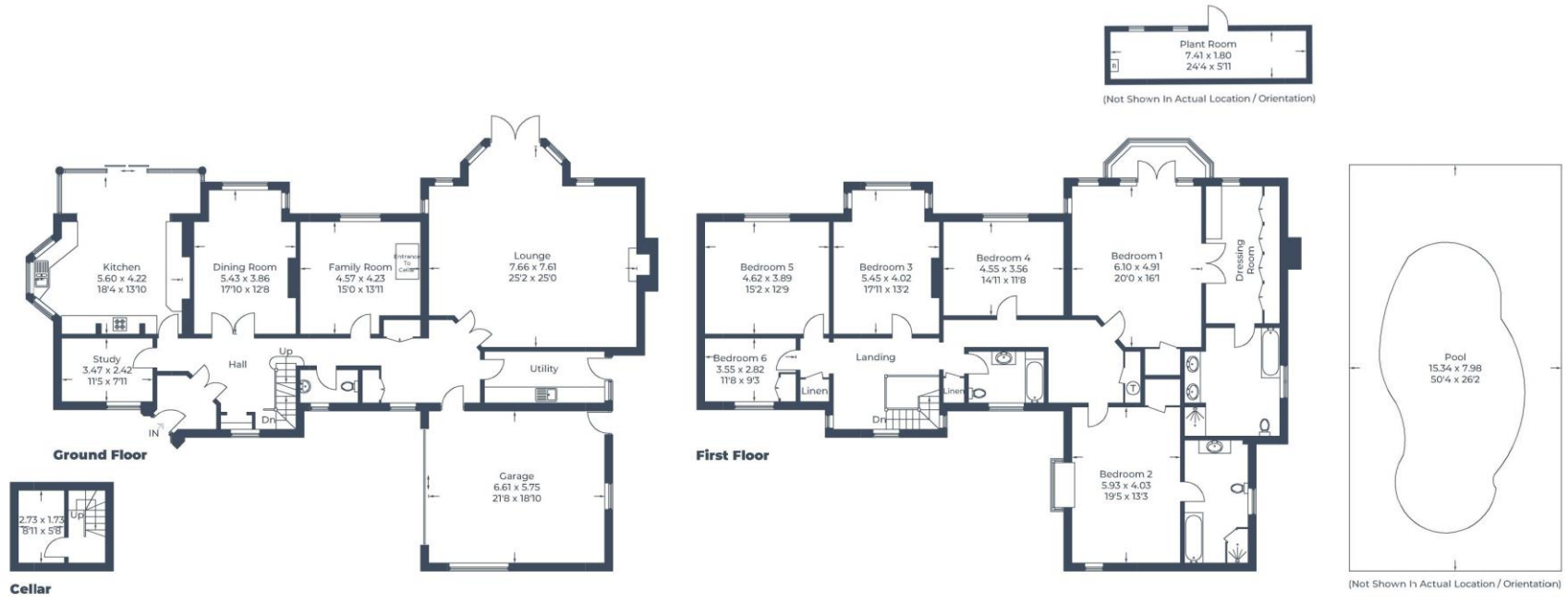


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 measurements are approximate, not to scale.
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