



CORNERWAYS, HEDSOR ROAD, BOURNE END
PRICE: £800,000 FREEHOLD

am ANDREW
MILSON

**CORNERWAYS
HEDSOR ROAD
BOURNE END
SL8 5DP**

GUIDE PRICE: £800,000 FREEHOLD

A substantial detached period property situated on a private road with views of the River Wye, in need of renovation and modernisation.

**DATING BACK TO THE LATE 1800'S:
PRIVATE SIDE AND REAR GARDENS:
MANY ORIGINAL PERIOD FEATURES:
THREE GOOD SIZE BEDROOMS:
LARGE UPSTAIRS BATHROOM:
THREE RECEPTION ROOMS:
GARAGE: DRIVEWAY PARKING:
SASH WINDOWS: FEATURE FIREPLACES:
GAS CENTRAL HEATING:
SCOPE TO EXTEND STPP:
NO ONWARD CHAIN**

TO BE SOLD: Offered to the market for the first time in 70 years is this substantial, detached period property dating back to the late 1800's and forming part of the old "Mill House Estate". This property offers versatile, characterful accommodation, retaining many original features. It is in need of renovation and modernisation and has the potential to become a large family home. Close to Bourne End village centre which has a range of shopping facilities for day-to-day needs, popular pubs and restaurants, doctors' surgery and post office. Schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, which services the Elizabeth Line. The property enables swift motor access (within four miles) to the M4 and M40 motorways.

The wrought iron gated entrance leads you to the front garden with side access to the garage and front door with covered porchway.

ENTRANCE HALL with stairs leading to first floor.



LOUNGE: a double aspect room with sash windows, radiator, brick fireplace, attractive window seat.



KITCHEN: Large kitchen with quarry tiled floor, radiator, understairs cupboard, large walk-in pantry with window. Double drainer stainless steel sink. Window overlooking rear garden with glazed door leading to the rear of the property. Useful utility area leading off from the kitchen and into the garage.



DINING ROOM: double aspect, sash windows with radiator and tile fireplace.

BREAKFAST ROOM: a double aspect room with sash windows, radiator and fireplace.

FIRST FLOOR LANDING with access to loft.



BEDROOM ONE: a large bedroom facing over the front of the property, double aspect, feature fireplace, deep walk-in cupboard.

BATHROOM: facing over the rear garden. Sash window, radiator. Large walk-in cupboard housing gas boiler, Separate WC, washbasin, vanity unit, walk-in bath. Range of built-in cupboards.



BEDROOM TWO: side aspect. Walk-in cupboard, sash window, radiator, attractive period fireplace



BEDROOM THREE: a rear aspect room with a sash window, radiator, feature fireplace. Washbasin with mirror over.

OUTSIDE

TO THE FRONT The property provides parking for several cars. The **GARAGE** benefits from a metal up and over door and access through to the back garden.

SIDE GARDEN: Large, paved hardstanding with surrounding bushes.



REAR GARDEN: A south facing private garden surrounded by high brick-built wall. Mature shrubs, garden shed access to garage and outside W.C.



PROPERTY'S HISTORY: *“Cornerways” was built in the late 1800’s, as the Lodge House to the Mill House estate. The occupiers would have opened and closed the gates and carried out caretaker duties on the estate.. One upstairs room (the current bathroom) accommodated the dairymaid who accessed the estate dairy, situated next door, via her own staircase. The property retains several architectural features common to the main mill house and other properties on the estate, including the spiral chimney pots and certain woodwork.*

BOU 141 EPC BAND: D

COUNCIL TAX BAND: F

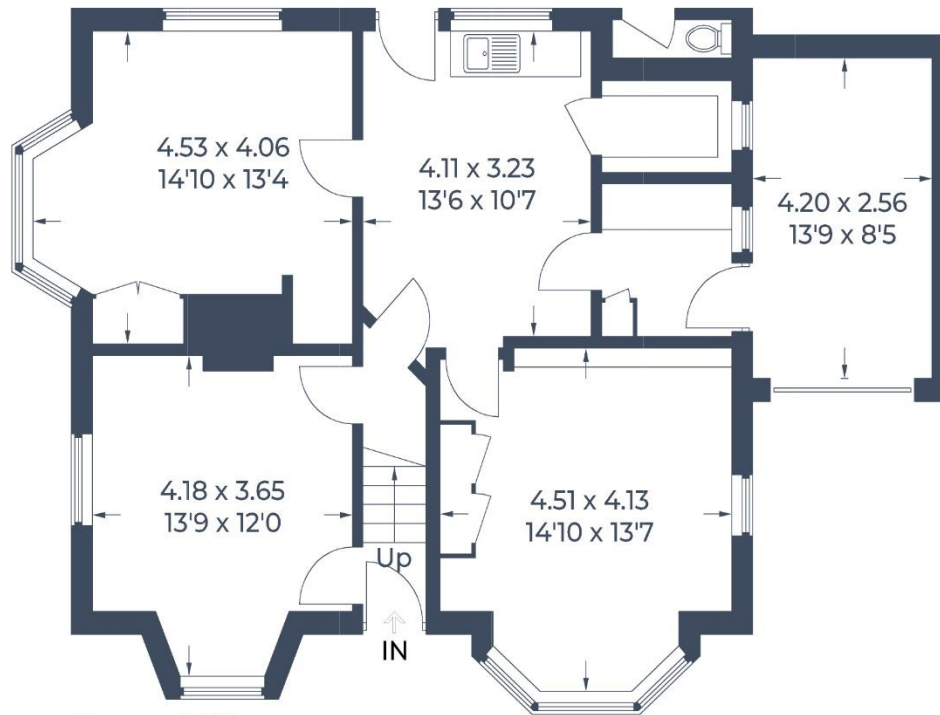
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: Using the postcode SL8 5DP the entrance to the property can be accessed from Hedsor Road through the wrought iron gates and first on the left.

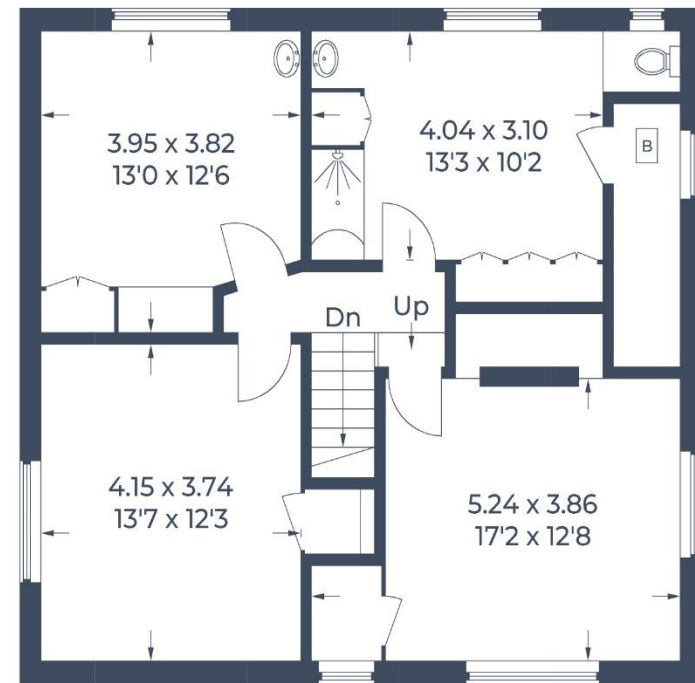
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared 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.
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 73.5 sq m / 791 sq ft
First Floor = 75.1 sq m / 808 sq ft
Garage / External WC = 11.6 sq m / 125 sq ft
Total = 160.2 sq m / 1,724 sq ft



Ground Floor



First Floor

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