



HUNTERS GATE, HARVEST HILL
PRICE: £1,495,000 FREEHOLD

am ANDREW
MILSOM

**HUNTERS GATE
HARVEST HILL
BOURNE END
SL8 5JJ**

PRICE: £1,495,000 FREEHOLD

Set in an enviable semirural location within a short distance of Bourne End Village, a well-planned and versatile, four-bedroom detached property benefitting from stunning landscaped gardens

**DETACHED HOUSE:
SET WITHIN c. 0.5 OF AN ACRE OF
STUNNING MANICURED GARDENS:
FOUR BEDROOMS – TWO WITH ENSUITES
FURTHER GROUND FLOOR SHOWER ROOM:
OPEN PLAN KITCHEN/DINING ROOM:
COSY SITTING ROOM: STUDY:
LARGE DRAWING ROOM:
PLENTY OF DRIVEWAY PARKING:
GAS CENTRAL HEATING:
POTENTIAL TO EXTEND STPP.**

TO BE SOLD: Situated in a Semi-Rural setting yet within a short distance of Bourne End village is this beautifully presented and well looked after, four-bedroom detached family home. Hunters Gate offers versatile living accommodation with a ground floor bedroom and shower room, three further bedrooms to the first floor with two ensembles. You will find a further three reception rooms including a large, double aspect drawing room as well as an open plan kitchen/diner. The gardens are the main feature of this property set within 0.5 of an acre offering multiple areas of beautifully landscaped entertaining space, manicured lawns and a closed off allotment. To the front is large private driveway with space for plenty of cars. 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:

Part glazed front door to **ENTRANCE PORCH** with original Herringbone Parquet flooring throughout, radiators, coat cupboard, door to;



SITTING ROOM a cosy front aspect room with electric log effect fireplace, large bay, double glazed windows with radiator under, tv aerial point, Herringbone Parquet flooring.

OPEN PLAN KITCHEN/DINING ROOM



Kitchen Area with a vast range of cream gloss wall and base units comprising drawers and cupboards with quartz work top over, induction hob with extractor over, integrated appliances such as one and a half ovens, microwave, dishwasher, space for fridge/freezer, double glazed bay window to the front, tiled flooring leading through to the;



Dining Area: a triple aspect room with double glazed double doors out to the patio, further double-glazed door to side and window with radiator under, utility cupboard.



GROUND FLOOR SHOWER ROOM a three-piece suite of enclosed shower cubicle with tiled walls, low level wc, wash basin with built in storage cupboards, tongue and groove panelling, heated towel rail, frosted double glazed window.

GROUND FLOOR BEDROOM with built in wardrobes, Herringbone Parquet flooring, double glazed window overlooking the rear garden with radiator.

STUDY a rear aspect room with Herringbone Parquet flooring, double glazed windows with radiator under.

STEPS DOWN LEADING TO:



Double doors leading through to the **DRAWING ROOM**
A large double aspect room with double glazed French doors out to the patio with Radiators under double-glazed windows to the front. Recessed Gas log effect fire. TV aerial point.

FIRST FLOOR



BEDROOM ONE A delightful double aspect room with double doors out to the Juliet balcony, double glazed windows to the front built in cupboards, door leading to;



ENSUITE BATHROOM A four-piece suite of enclosed shower cubicle, freestanding bath, floating basin, low level wc, Velux window tiled walls and floor, heated towel rail.

BEDROOM THREE A front aspect room with double glazed windows with radiator under.



BEDROOM TWO located up a separate short flight of stairs is the main bedroom with plenty of eaves storage as well as a walk in wardrobe and airing cupboard, Velux windows, door to

ENSUITE SHOWER ROOM With enclosed shower cubicle, low level wc, floating wash basin, eaves storage, tiled walls and floors, Velux window.

OUTSIDE

REAR AND SIDE GARDEN consisting of a sunny position throughout the day with a very attractive sunken patio area for entertaining via French doors from the drawing room. An attractive walled area of numerous flower bedding and shrubs extends across the width of the house reaching the second patio located via French doors from the kitchen and breakfast room. The third patio being perfect for evening sun is reached via wide stone steps with views and access to the manicured lawn being very private with hedging, and fruit trees. Behind an arched hedge you will find a gravelled area which is currently host to vegetable and fruit beds but could equally be ideal as a children's play area. A large garden shed is situated to the far left of the garden bordering the side footpath leading to the front. To the right of the property you will find the boiler room and further side access.

TO THE FRONT is a sizeable, private driveway with space for plenty of cars.

REFERENCE: BOU170 EPC BAND: C
COUNCIL TAX BAND: G

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

DIRECTIONS: from our Bourne End office, continue along Cores End road towards the Cores End roundabout. Take the second exit to Kiln Lane. Take the first right to Hawks Hill proceed along Hawks Hill until you get to Harvest Hill on the Left. Turn into Harvest Hill. Follow the road up until you reach Hambledon Place where the property can be found on the Right Hand Side.

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
209.9 sq m / 2,259 sq ft

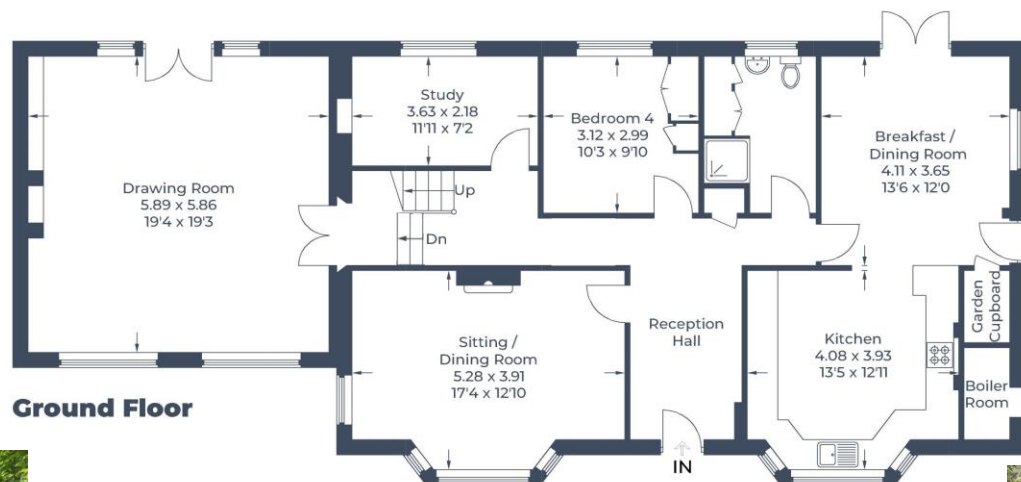
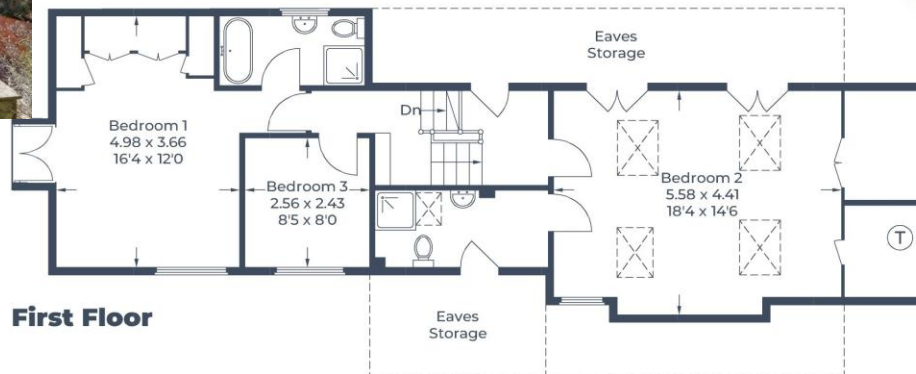


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