



BOURNE COTTAGE, MARLOW ROAD, BOURNE END
PRICE: £900,000 FREEHOLD

am ANDREW
MILSOM

**BOURNE COTTAGE
MARLOW ROAD
BOURNE END
BUCKS SL8 5SP**

PRICE: £900,000 FREEHOLD

A handsome five bedroom semi detached Victorian home offering spacious family accommodation in superb condition just a stroll from the village centre

APPROX 60FT REAR GARDEN: FIVE BEDROOMS INCLUDING SUPERB MASTER SUITE: SECOND ENSUITE & BATHROOM: FAMILY ROOM: STUDY KITCHEN/BREAKFAST/LIVING ROOM DINING AREA: UTILITY: CLOAKROOM GAS CENTRAL HEATING WITH PARTIAL UNDERFLOOR: TWO LOGBURNERS: RICH IN CHARACTER DRIVEWAY PARKING 2/3 CARS: DETACHED GARAGE

TO BE SOLD: Rarely available in the centre of the village, a wonderful five bedroom Victorian family home extended in keeping to provide most generously proportioned accommodation over two floors featuring a strong 'wow' factor in the kitchen/breakfast/living room and the Master bedroom suite in particular. Viewing is highly recommended to appreciate the size and quality, all in keeping with its traditional origins. The property is situated within level 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. The nearby

Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises: Front door

RECEPTION HALL opening into the kitchen/breakfast/living room with travertine tiled floor running throughout, balustrade staircase rising to first floor.

FAMILY ROOM with bay window to front with shutters, log burning stove.



STUDY with bay window to front and shutters, shelving, wood laminate flooring.



KITCHEN/BREAKFAST/LIVING ROOM a stunning room with travertine floor & lovely open kitchen with island and ample bespoke units with granite worktops, range cooker, built in dishwasher, wine fridge, microwave, sink with water filter, space fridge/freezer, pull out bin. Two sets of French doors open to the garden. There is a log burning stove in the living area which enjoys underfloor which runs into an attractive **DINING AREA**.



UTILITY/CLOAKROOM with plumbing for washing machine, space for tumble dryer, water

softener, gas fired boiler, low level wc & wash hand basin.

FIRST FLOOR with balustrade landing, access to spacious loft which has three velux windows.

MASTER BEDROOM a lovely bright room with two double glazed sash windows, opening to **DRESSING AREA** with ample wardrobes, door to



EN SUITE SHOWER ROOM with double shower cubicle, wash basin, low level wc, heated towel rail, travertine tiled floor.



BEDROOM TWO a double bedroom with aspect to rear, door to

EN SUITE SHOWER ROOM with shower cubicle wash hand basin, low level wc, heated towel rail, side window.

BEDROOM THREE a double bedroom with aspect to front and shutters, shelving and hanging space.

BEDROOM FOUR a double bedroom with aspect to front and shutters.

BEDROOM FIVE a double bedroom with side aspect, shelving.

FAMILY BATHROOM with suite of tile enclosed bath with shower over & screen, wash hand basin, low level wc, heated towel rail, tiled floor, window to front with shutters.



OUTSIDE

THE REAR GARDEN is well enclosed and mainly laid to a slightly raised lawn accessed via steps from a paved patio to the rear of the house.

Approx 60ft long, there are beds and borders and a summer house to the rear.

DETACHED GARAGE a multi purpose room with great potential for versatile family usage



To the **FRONT** twin wrought iron gates lead to a single driveway for tandem parking for 2/3 cars with double gates opening to the rear.

Ref: BOU 187 EPC BAND: C

COUNCIL TAX BAND: E

VIEWING: arrange to view with our **Bourne End office on 01628 522666.**

DIRECTIONS: from our Bourne End office in The Parade turn left and continue along Marlow Road and Brook Cottage will be found beyond the shopping parade and offices on the right hand side indicated by an Andrew Milsom board.

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 = 96.2 sq m / 1,035 sq ft
 First Floor = 93.7 sq m / 1,008 sq ft
 Outbuilding = 33.2 sq m / 357 sq ft
 Total = 223.1 sq m / 2,400 sq ft

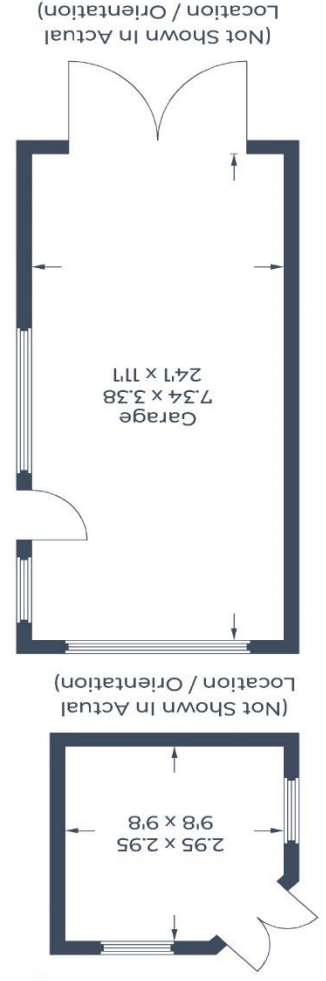
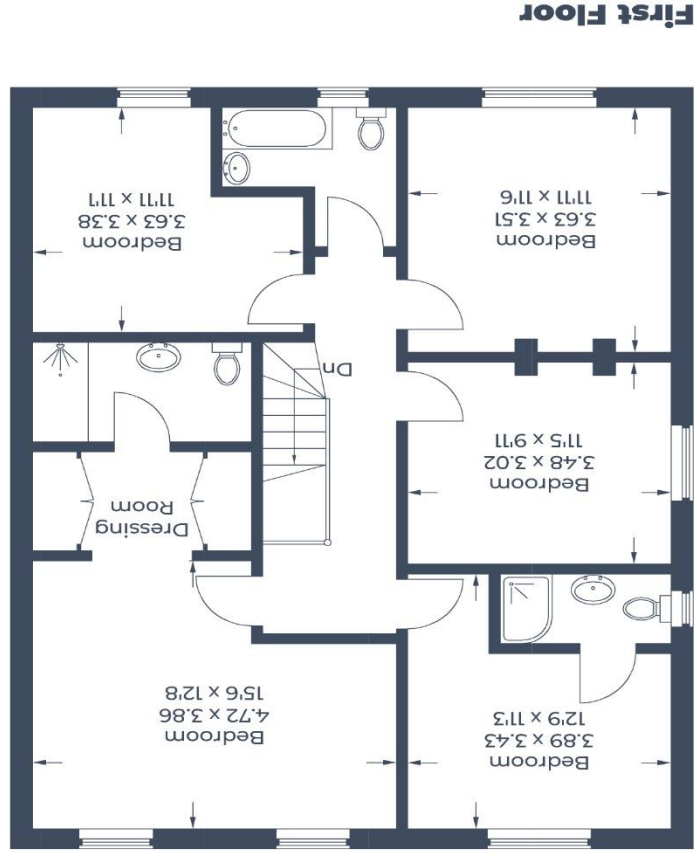
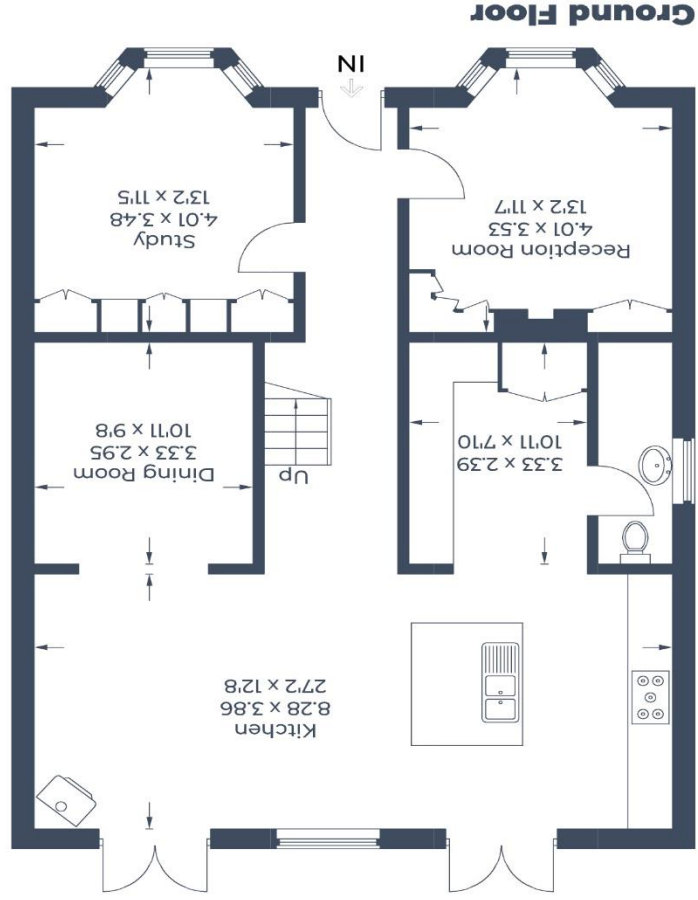


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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