



BYWAYS, BRANTRIDGE LANE, BOURNE END
OFFERS OVER: £1,700,000 FREEHOLD

am ANDREW
MILSOM

**BYWAYS
BRANTRIDGE LANE
BOURNE END
SL8 5BY**

OFFERS OVER £1,700,000 FREEHOLD

Situated on a plot measuring just over three quarters of an acre located on an extremely private yet convenient setting and benefiting from the most beautiful views across the Thames Valley.

**LARE PRIVATE SOUTH FACING GARDEN:
FAR REACHING VIEWS:
OVER 3400SQ FT OF ACCOMMODATION:
FOUR BEDROOMS TWO WITH ENSUITES:
FAMILY BATHROOM: CLOAKROOM: LIVING
ROOM: DINING ROOM: KITCHEN/LIVING
ROOM: UTILITY ROOM: BASEMENT ROOM:
DOUBLE GARAGE: DRIVEWAY PARKING FOR
MULTIPLE CARS: DOUBLE GLAZED WINDOWS:
OIL FIRED CENTRAL HEATING**

TO BE SOLD: An individually built modern home of distinction boasting almost 3,500 square feet over three floors of well laid out, light and airy accommodation. Located adjacent to and enjoying southerly and easterly views over the fields of Manor Farm. The Lower Ground floor incorporates a double garage/ gym whilst the ground floor enjoys two large reception rooms, utility room, cloakroom, and a well-designed kitchen/diner with large picture windows to maximise the views over the garden and farmland beyond. On the first floor, the far-reaching views can be enjoyed through the large dramatic windows. The wrap around gardens offer complete privacy and are predominantly laid to lawn with a sun terrace adjacent to the house and various seating areas at the edge of the fields. There are mature flower and shrub beds with tall hedging and deciduous trees completing this idyllic semi rural home. The property is located within walking distance of Bourne End village centre which has a comprehensive range of shopping facilities for day-to-day needs. There is a branch line railway station linking, via Maidenhead, to the Elizabeth Line. The nearby Marlow

The accommodation comprises:

ENTRANCE HALL a large, bright hallway with views straight through the house to the garden and beyond, ceramic tiles, radiator, stairs to basement and first floor.

CLOAKROOM continuing with the ceramic flooring, space for coats, low level wc with hidden cistern, large vanity cupboard with inset wash hand basin with mixer taps and tiled splashback, frosted double glazed window, radiator, extractor fan.



SITTING ROOM a double aspect room with double glazed picture windows to side and steps up to the double glazed patio doors, inglenook fireplace with log burning stove and brick surround, radiators, glazed double doors to;



DINING ROOM a large room with far reaching views through the patio doors, double doors out to the hall way, wooden flooring, radiators, door to;

KITCHEN/LIVING ROOM



Kitchen with a range of cream gloss units offering plenty of drawers and cupboards with a granite work top over, integrated appliances such as dishwasher, fridge freezer and an impressive set of ovens including microwave, steamer, grill and fan oven, warming drawer, a matching kitchen island with induction hob and extractor fan over, further cupboards and drawers. The double sink unit with Quooker tap and filter taps are situated within the box window looking out to the garden. There is also a breakfast bar area benefiting from the large picture window overlooking the garden and valley beyond. Ceramic floor features throughout the open plan space.



Living Area with space for plenty of seating, tv aerial, double glazed patio doors out to the courtyard area of garden. Radiator, door to;

UTILITY ROOM white gloss wall and base units with worktop over, space and plumbing for washing machine, dryer and fridge freezer, sink unit with drainer and mixer taps. Radiator, door out to the rear of the side.

FIRST FLOOR LANDING with double glazed Velux windows, radiators, eaves storage.



BEDROOM ONE a double aspect room with Velux window and large picture window with window seat overlooking the stunning views. Built in wardrobes, double ended bath with centre taps on a stone tiled floor, opening to;

ENSUITE SHOWER ROOM a three-piece suite of quadrant shower cubicle with waterfall head and separate shower spray, low level w.c with concealed cistern, round countertop basin on floating shelf, inset storage shelves, heated towel rail, double glazed Velux window, tiled walls and floors.

FAMILY BATHROOM a four-piece suite of enclosed shower cubicle, bathtub with mixer taps and shower spray, low level wc with enclosed cistern, wash hand basin, mirrored wall, tiles floors, part tiled walls, heated towel rail, double glazed Velux Window.



BEDROOM TWO a double aspect room with picture window benefiting from the views, Velux window to side with radiator under, door to;

ENSUITE SHOWER ROOM with corner shower cubicle with shower spray, low level wc with enclosed cistern, wash hand basin, heated towel rail, tiled floors and walls.

BEDROOM THREE a front aspect room with large double-glazed window, radiator, access to loft.

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

BASEMENT with understairs cupboard, electricity meter.



GYM/OFFICE a fully converted basement room with double glazed window to side, radiator, wood flooring,

storage cupboard, cupboard housing hot water tank and boiler.

DOUBLE GARAGE with up and over door, power and light.

OUTSIDE The plot size measures 0.7 of an acre and benefits from a large **DRIVEWAY** spanning almost the depth of the plot with access to the garages, there is a path leading to the front door and then through a rear gate entering the allotment part of the garden which offers multiple fruit and vegetable beds, a green house and a garden shed, there is also a side door into the utility room.

GARDEN The main garden area benefits from a southerly facing aspect, there is a paved entertainment area off the Kitchen/Living room with a brick built BBQ with a palm tree helping shelter the seating, the paved area then spans round the property with raised seating areas outside the dining room and living room. The remainder of the garden is laid to lawn with a large pond surrounded by mature shrubs and flowers. There is a hidden gate where the garden dips which can allow vehicular access.

BOU148 EPC BAND: D COUNCIL TAX BAND: G

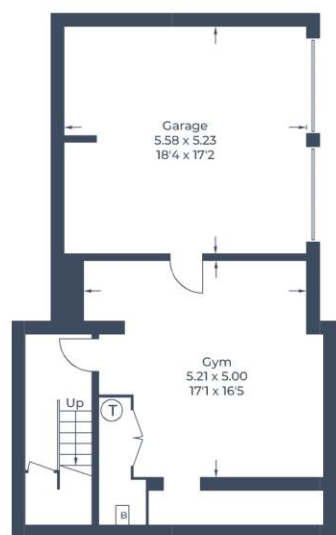
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: From the top of New Road, continue up Brantridge lane towards the top where the property will be found on the right hand side.

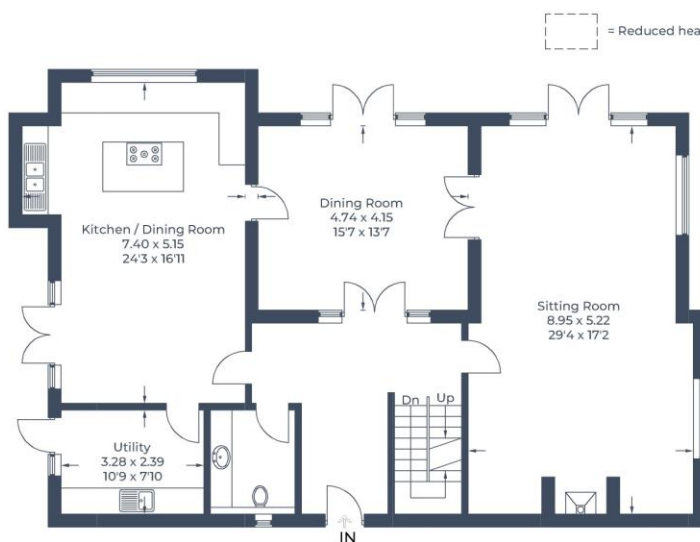
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared 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.



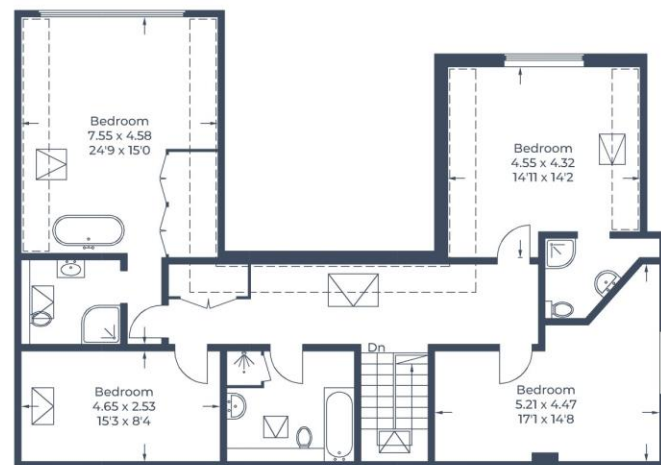
Approximate Gross Internal Area
 Basement = 70.1 sq m / 754 sq ft
 Ground Floor = 135.9 sq m / 1,463 sq ft
 First Floor = 113.6 sq m / 1,223 sq ft
 Total = 319.6 sq m / 3,440 sq ft



Basement



Ground Floor



First Floor



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