



**ABBOTSBROOK, BOURNE END**  
**PRICE: £1,265,000 FREEHOLD**

**am** ANDREW  
MILSOM



**BROOKSIDE  
THE DRIVE  
ABBIOTSBROOK  
BOURNE END  
BUCKS SL8 5RE**

**PRICE: £1,265,000 FREEHOLD**

A beautifully presented and thoughtfully enlarged period cottage in immaculate condition with west facing landscaped gardens and frontage onto the Brook that flows through this prestigious private estate in the heart of the village.

**FRONTAGE ONTO THE BROOK WITH BRIDGE ACCESS AND LAKE ADJACENT: SUPERBLY LANDSCAPED WEST FACING GARDENS WITH QUALITY GARDEN CABIN/GUEST SUITE/HOME OFFICE: THREE DOUBLE BEDROOMS: TWO BATH/SHOWER ROOMS  
ENTRANCE HALL: CLOAKROOM  
FRONT TO BACK LIVING ROOM WITH FEATURE FIREPLACE & FRENCH DOORS:  
LOVELY KITCHEN OPENING TO DINING AREA AND GARDEN/FAMILY ROOM WITH SKYLIGHT: GAS CENTRAL HEATING TO RADIATORS WITH CONTEMPORARY RADIATORS & LED CEILING LIGHTING  
LEADED LIGHT WOOD FRAMED DOUBLE GLAZING**

**TO BE SOLD** Brookside enjoys a wonderful idyllic setting on this prestigious private estate within a short walk of Bourne End village centre. With 1,900 square feet of accommodation over two floors (including its garden cabin) Brookside is an impressive three bedroom attached period home of spacious design and immaculate condition/taste throughout as well as having the most delightful front and side aspect over the Brook and rear aspect over its westerly facing landscaped gardens. Close by Bourne End village centre provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 or 40 motorways or by rail from Bourne End railway

station to London Paddington via Maidenhead mainline station.

the accommodation comprises:

Front door to :

**ENTRANCE HALL** with lovely wooden floor, turning stairs to first floor.

**CLOAKROOM** with tiled floor, window to front, wash hand basin, low level wc.



**LIVING ROOM** an impressive front to back room with feature fireplace with log burner, wooden floor, french doors to the front terrace and door to garden.



**DINING AREA** opening to kitchen and garden/family room, wooden floor, understairs cupboard.



**GARDEN/FAMILY ROOM** with feature skylight, wooden flooring, French doors to garden, opening to



**KITCHEN/BREAKFAST ROOM** with attractive range of white kitchen units & storage cupboards with granite work tops, sink unit, double oven, gas hob with extractor over, plumbing for dishwasher, integrated fridge/freezer, utility cupboard with plumbing for washing machine and space for tumble dryer over, stable door to front facing porch with cloaks hanging space.

**FIRST FLOOR** Landing with loft access, side window





**BEDROOM ONE** a bright front to back room with view over the Brook and the gardens.



**BEDROOM TWO** with delightful vaulted & beamed ceiling, four windows to the front and a comprehensive range of built-in wardrobe cupboards.

**BEDROOM THREE** again with delightful vaulted & beamed ceiling, four windows to the rear overlooking the gardens and built-in wardrobe cupboards.

**FAMILY BATHROOM** with white modern suite comprising bath with shower mixer tap & attachment, separate glass shower enclosure, wash hand basin, low level wc, heated towel rail, two rear aspect windows, matching wall and floor tiles, storage cupboard.



**SHOWER ROOM** modern suite of with shower cubicle, wash hand basin with cupboards below, low level wc, heated towel rail, tiled floor, front window.

## OUTSIDE

To the **FRONT** there is a good sized paved terrace bordering the Brook with timber bridge providing shared access from The Drive. Gated side access leads to the generous west facing **REAR GARDEN** which is a splendid feature of Brookside featuring sheltered patio and level lawn with a wealth of shape, colour and interest provided by maturing shrubs, plants and box hedging with winding path and pergola leading to a private rear terrace and the spacious **GARDEN CABIN/GUEST SUITE/HOME OFFICE** which is well fitted with bifolds, a sink and cupboards & modern en suite shower room. the rear is a shingled seating area with views across the adjacent stream.



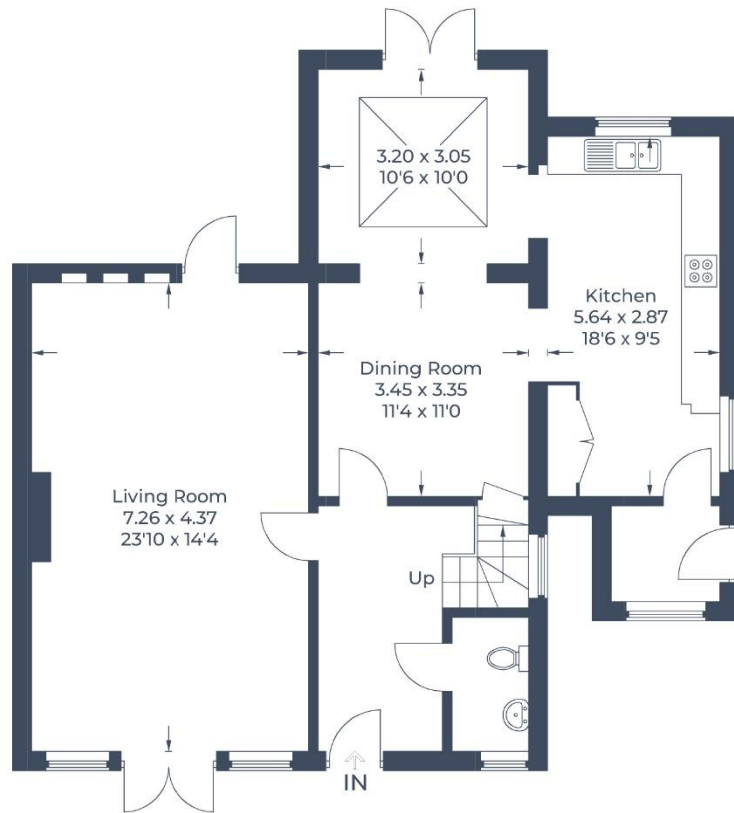
**EPC BAND TBA COUNCIL TAX BAND G REF BOU 199**

**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.

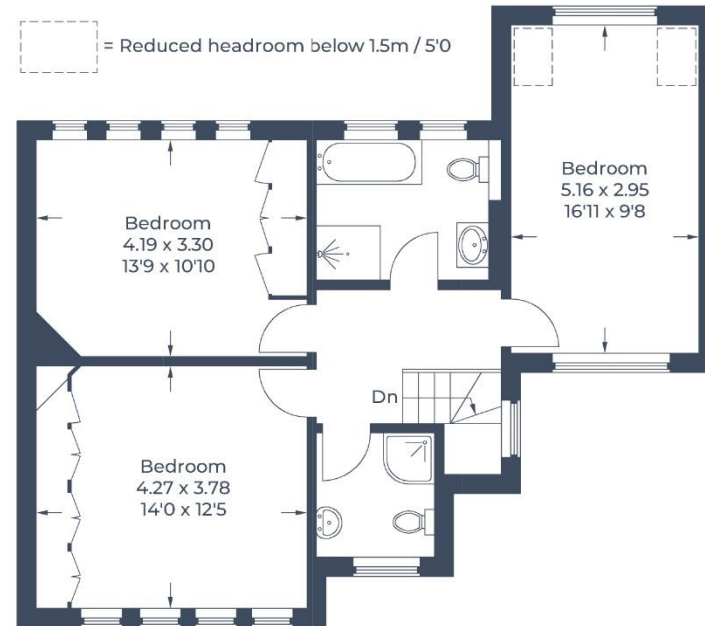
**DIRECTIONS** From the bottom of Wharf Lane turn right onto Oakfield Road and take the second turning left into Lock Bridge Road. Pass over the crossroads and into The Drive where Brookside will be found after crossing the bridge as the last property facing the Brook on the left hand side.

**VIEWING** To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666.

Approximate Gross Internal Area  
 Ground Floor = 89.0 sq m / 958 sq ft  
 First Floor = 65.5 sq m / 705 sq ft  
 Outbuilding = 22.0 sq m / 237 sq ft  
 Total = 176.5 sq m / 1,900 sq ft



**First Floor**



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Andrew milsom