



1 SOUTHVIEW COTTAGES, HEDSOR ROAD, BOURNE END
PRICE: £525,000 FREEHOLD

am ANDREW
MILSOM

**1 SOUTHVIEW
COTTAGES
HEDSOR ROAD
BOURNE END
BUCKS SL8 5ER**

PRICE: £525,000 FREEHOLD

Set back from the lane with lovely south facing front garden, a double fronted three-bedroom cottage requiring updating with superb views over farmland and open countryside to the front and rear.

**GOODSIZED FRONT AND TERRACED REAR GARDENS: THREE BEDROOMS: SHOWER ROOM: SEPARATE TOILET
LARGE LIVING ROOM OPENING TO DINING AREA WITH VIEWS: KITCHEN BREAKFAST ROOM TO REAR: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING: DRIVEWAY PARKING THREE CARS GARAGE**

TO BE SOLD: Situated in this popular semi-rural setting between the riverside villages of Cookham and Bourne End is this delightful looking period cottage which has a comfortable feel throughout with bags of character (brick fireplace with woodburner in beamed living room, ceiling beams, leaded light windows) despite now needing updating and general redecoration. The property has no chain above and currently overlooks fields to front and rear. Bourne End village Centre has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, railway station and schooling in the area is highly regarded.

For the commuter, Hedsor road gives easy access to Taplow train station servicing the Elizabeth Lines as well as Bourne End and Cookham.

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

The accommodation comprises: Replacement front door to

ENTRANCE PORCH of spacious wide design with aspect to front, tiled floor, door to

INNER HALL AREA open plan to living room, with staircase to first floor with cupboard below, beamed ceiling, door to kitchen

LIVING ROOM a front aspect room with leaded light bow window, exposed brick fireplace with log burner, wall light points, opening to



DINING AREA with wall light points, dramatic view over fields



KITCHEN/BREAKFAST ROOM with a range of wood fronted units, wood trimmed laminate work surfaces with sink, fitted breakfast table, space and plumbing for washing machine, space for fridge/freezer, Neff Electric oven with electric hob and extractor, built in dishwasher, cupboard housing modern gas fired boiler, aspect to rear over farmland, replacement door to side.



FIRST FLOOR

LANDING

BEDROOM ONE with aspect to front and views to fields, access to loft space.



BEDROOM TWO A front aspect room with views over the garden to fields, wardrobe cupboard.



BEDROOM THREE A rear aspect room with panoramic far-reaching view over fields.

SHOWER ROOM with shower cubicle, wash hand basin, heated towel rail, airing cupboard housing hot water tank.

SEPARATE TOILET with low level wc, window

OUTSIDE



To **THE REAR** of the property is a wide terrace with open views over farmland to the landscape beyond. A side access pathway gives access to south facing **THE FRONT** garden where there is an enclosed area of lawn with shrub borders and private patio seating area. A gate leads to further frontage with a raised paved terrace and steps down to the **GARAGE** and three side by side parking spaces on the drive.



EPC BAND: D COUNCIL TAX BAND: E

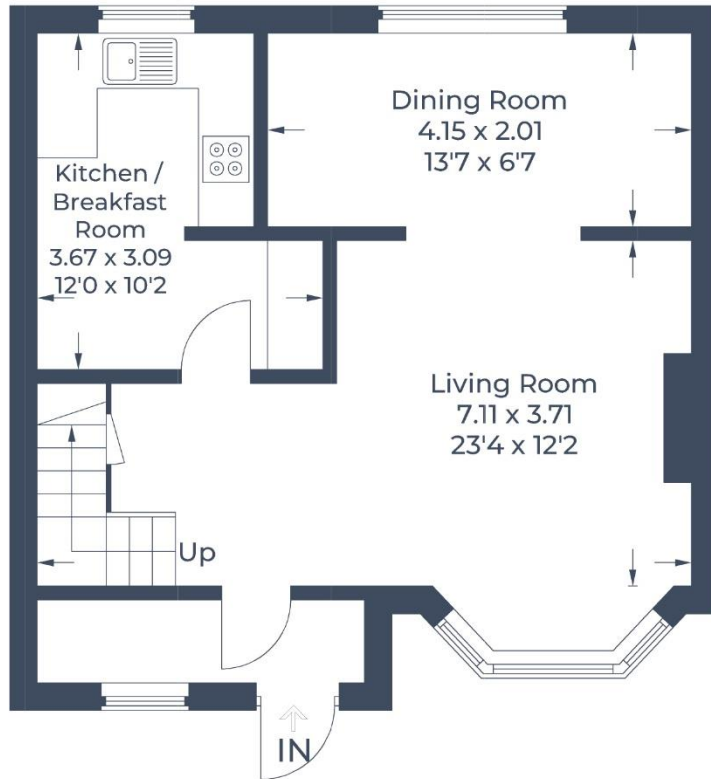
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VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

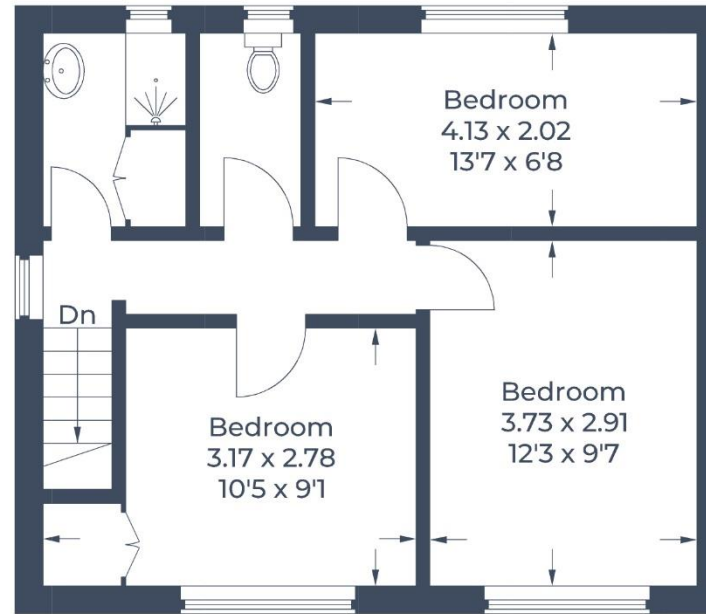
DIRECTIONS: using the postcode SL8 5ER the property can be found towards the top of the road on the left hand side indicated by an Andrew Milsom For Sale sign.

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.

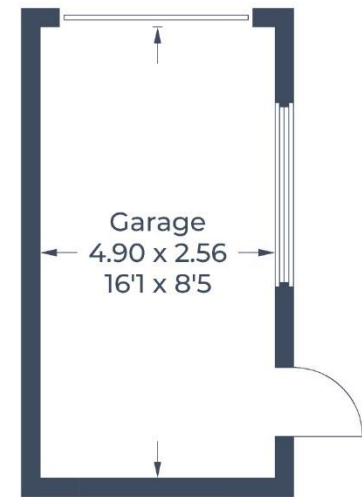
Approximate Gross Internal Area
Ground Floor = 47.8 sq m / 514 sq ft
First Floor = 42.6 sq m / 458 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 102.9 sq m / 1,106 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)