



ABBOTSBROOK, BOURNE END
PRICE: £925,000 FREEHOLD

am ANDREW
MILSOM

**IVY BRIDGE
THE DRIVE
ABBIOTSBROOK
BOURNE END
BUCKS SL8 5RE**

PRICE: £925,000 FREEHOLD

A delightful period cottage with west facing landscaped gardens and frontage onto the Brook that flows through this prestigious private estate in the heart of this riverside village.

FRONTAGE ONTO THE BROOK WITH BRIDGE ACCESS AND LAKE ADJACENT: 100FT LANDSCAPED WEST FACING GARDENS WITH CABIN/HOME OFFICE: THREE BEDROOMS (TWO INTERLINK): BATHROOM & GROUND FLOOR SHOWER ROOM: LIVING ROOM WITH WORKING FIREPLACE: DINING ROOM WITH FIREPLACE & FRENCH DOORS TO GARDEN: KITCHEN/BREAKFAST ROOM: GAS CENTRAL HEATING TO RADIATORS: HIGH CEILINGS LOVELY BEAMED ROOMS & OAK FLOORS LEADED WINDOWS: PLANNING CONSENT FOR FIRST FLOOR REAR EXTENSION 16/07008/FUL

TO BE SOLD Ivy Bridge enjoys a wonderful idyllic setting on this prestigious private estate within a short walk of Bourne End village centre. With 1,034 square feet of accommodation over two floors (excluding its twin office garden cabin) Ivy Bridge is a handsome 11th century two/three-bedroom tythe barn cottage in excellent condition throughout and has the most delightful frontage overlooking 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 two storey accommodation comprises:
Front door to:

ENTRANCE PORCH with wooden floor, double doors to



LIVING ROOM an impressive beamed front aspect room with working fireplace, stone hearth and mantle, oak herringbone floor, French doors to the porch.



DINING ROOM a cosy traditional room with ceiling beams, fireplace, oak herringbone floor, French doors to garden, staircase rising to first floor, door to kitchen.

INNER LOBBY with door to shower room and opening to kitchen.



SHOWER ROOM with modern suite of double shower cubicle with shower controls, wash hand basin, low level wc, storage cupboards, heated towel rail, attractive wall tiles, terracotta floor.



KITCHEN/BREAKFAST ROOM dual aspect room with attractive range of shaker style kitchen units & storage cupboards with iroco work tops, butler sink unit, range cooker with extractor above, gas hob with extractor over, plumbing for dishwasher, integrated fridge/freezer & dishwasher, space & plumbing for washing machine, Worcester Bosch combo boiler, door to garden

FIRST FLOOR Landing with built in cupboard.



BEDROOM ONE a lovely vaulted & beamed room with aspect over the Brook to front, full range of wardrobe cupboards with storage above.



BEDROOM TWO with delightful vaulted & beamed ceiling, French windows giving aspect to rear, loft access, door to

BEDROOM THREE/DRESSING ROOM again with beamed ceiling, aspect to side, loft access, door to

FAMILY BATHROOM with white modern suite comprising bath with shower mixer tap & attachment, wash hand basin with cupboards below, low level wc, eye level cupboard, rear aspect window.



OUTSIDE



To the **FRONT** there is a good-sized paved terrace bordering the Brook with timber bridge providing shared access from The Drive.

There is a generous west facing **REAR GARDEN** which is a splendid feature of Ivy Bridge featuring sheltered patio with mature wisteria, shaped lawned areas with winding pathway with maturing shrubs, plants and trees to a private rear garden area with Millboard decking area and fossil

stone paved patio, wired garden lighting and sheltered modern cabin providing two stylish home offices with WIFI



EPC BAND D COUNCIL TAX BAND G
REF BOU 227

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.

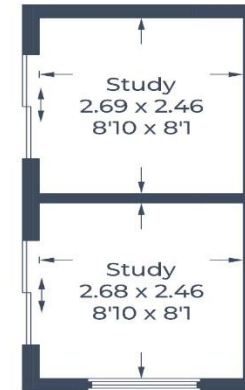
DIRECTIONS: From the bottom of Wharf Lane turn right onto Oakfield Road and take the second turning left into Lock Bridge Road. Pass over the crossroads and into The Drive where Brookside will be found after crossing the bridge as the last property facing the Brook on the left hand side.

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

Approximate Gross Internal Area
Ground Floor = 56.3 sq m / 606 sq ft
First Floor = 45.8 sq m / 493 sq ft
Outbuilding = 13.6 sq m / 146 sq ft
Total = 115.7 sq m / 1,245 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor

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