



**Hawthorn House, Mill Lane, Taplow Buckinghamshire SL6 0AG**

# HAWTHORN HOUSE, MILL LANE TAPLOW, BUCKINGHAMSHIRE SL6 0AG

**GUIDE PRICE: £1,250,000**  
**FREEHOLD**

An opportunity to acquire this stunning four-bedroom, three-bathroom, family home which has been finished to a high level of finish and specification by Berkeley Homes in 2017 on this award-winning riverside development with its beautiful 19-acre country park. The property features a large open plan "hub of the house" Kitchen/Dining/family Room with access leading out onto the generous rear garden and a separate Utility Room. Further features include a first floor living room with access onto a balcony, a delightful main bedroom with En-Suite Bath/Shower Room and a spacious guest suite with dressing area, bedroom, and En-Suite Shower Room. An early viewing is most strongly recommended for this property to be truly appreciated.

**\*SPACIOUS ENTRANCE HALL \*CLOAKROOM  
\*UTILITY ROOM \*LARGE OPEN PLAN  
KITCHEN/DINING/FAMILY ROOM \*SPACIOUS  
DRAWING ROOM WITH BALCONY \*MAIN  
BEDROOM WITH EN-SUITE BATH/SHOWER  
ROOM \*GUEST SUITE WITH DRESSING AREA &  
EN-SUITE SHOWER ROOM \*TWO FURTHER  
BEDROOMS \*FAMILY BATHROOM \*VILLEROY &  
BOCH SANITARY WARE \*DELIGHTFUL ENCLOSED  
GENEROUS REAR GARDEN \*DRIVEWAY PARKING  
\*GARAGE \*CLOSE TO TAPLOW RAILWAY  
STATION (ELIZABETH LINE) \*REMAINING OF NEW  
BUILD WARRANTY \*EPC RATING B \*COUNCIL  
TAX BAND G**

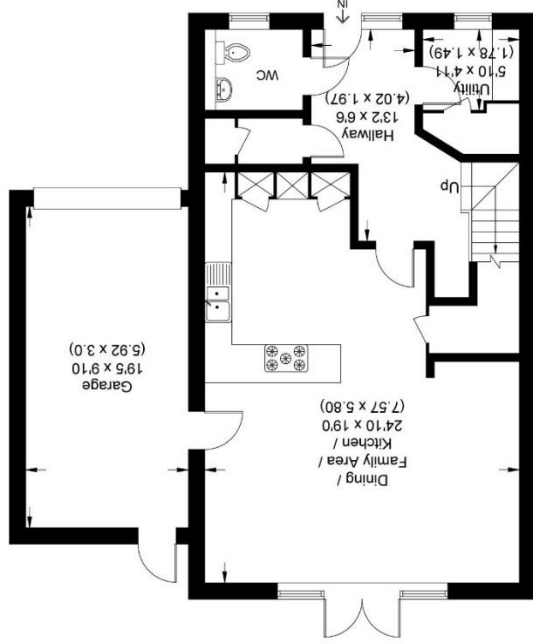




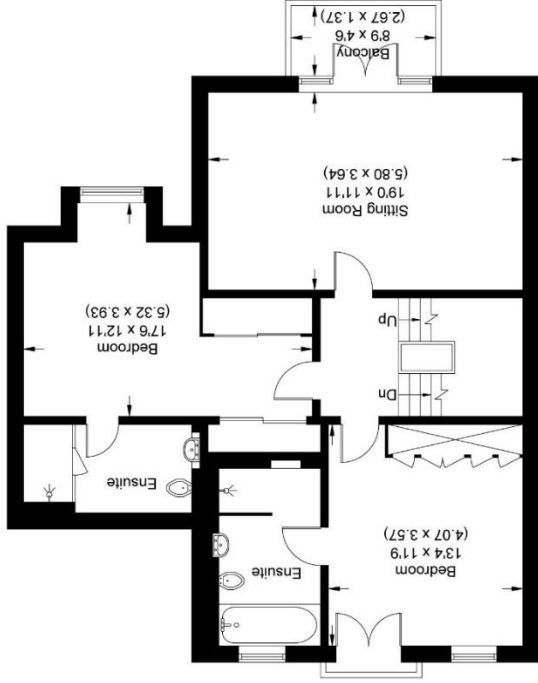
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

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

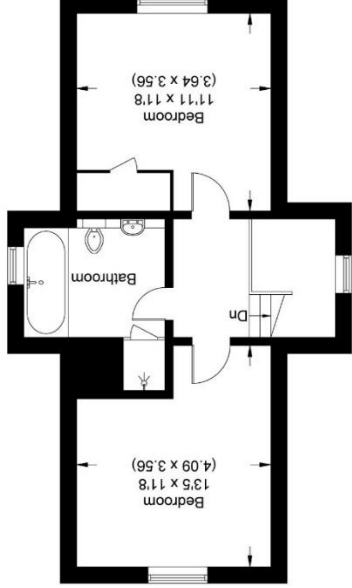
Ground Floor



First Floor



Second Floor



**Mill Lane**  
 Approximate Gross Internal Area 177.43 sq m / 1909.84 sq ft  
 (Excluding Garage)  
 Garage Area 17.76 sq m / 191.16 sq ft  
 Total Area 195.19 sq m / 2101.0 sq ft (Including Garage)

