



Wharton House
Hawks Hill | Bourne End | Buckinghamshire | SL8 5JH

WHARTON HOUSE



*A spacious six-bedroom home
over 5000 square feet presented
within an acre of grounds in
Bourne End, Buckinghamshire.*



KEY FEATURES

Wharton House is a spacious six-bedroom three-bathroom home presented over 5000 sq. ft. The property also has four reception rooms, integrated kitchen, large double garage and enclosed outdoor swimming pool. The gated property is set within a secluded location within an acre of grounds, whilst at the same time being close to local amenities within Bourne End.

Ground Floor

As you approach the property Wharton House has an impressive, gated entrance and grand front door. On your left as you enter the home you have the integrated kitchen, followed by the dining room and at the end of entrance hallway the large spacious lounge with terrace. The kitchen is a focal point of the house and comprises of modern units, Rangemaster with electric double oven and gas hobs, American fridge/freezer, rotating food cupboards, Siemens dishwasher and central island. The freezer also provides instant cold water and ice cubes. In addition, the ground floor has a playroom with a small cellar underneath, a study and a utility room comprising of integrated units, a water softener and white goods.

First Floor

Wharton House currently features six generously sized bedrooms, including one that is currently utilized as a study. Each bedroom offers ample space, with two bedrooms benefiting from en-suite facilities. The master bedroom, which overlooks the beautifully landscaped main garden, is particularly spacious and includes a delightful small terrace, perfect for enjoying the summer months. Additionally, the master suite boasts a dressing room and a luxurious en-suite bathroom.













SELLER INSIGHT

“ When we first arrived at Wharton House in August 1994, it was the beginning of a new chapter for our family. We moved here from Bridge of Weir in Scotland, drawn to the property for its secluded acre of garden, bridle path access and the welcoming space it offered for our growing family. Our eldest daughter was just four at the time and we wanted a safe, expansive environment where our children could thrive. The presence of a swimming pool was an added bonus, providing the perfect setting for our daughters to learn to swim and enjoy endless hours of fun.

The house itself has evolved with us over the years. In September 1996, we undertook an extensive renovation, doubling the size of the property to nearly 5,000 square feet. This expansion allowed us to reconfigure the rooms to suit our needs, creating a harmonious blend of spaciousness and intimacy. We cherish the sense of privacy provided by the surrounding woodland, with its protected trees adding to the property's serene atmosphere.

Bourne End's location has been an exceptional advantage, both for our daily lives and for my work. Within a 10-minute drive, we have access to the M4 and M40, making commutes and travel remarkably convenient. The local train station connects us to Maidenhead where rapid travel to London or Reading is available on the Elizabeth Line, with additional options at nearby Beaconsfield station for travel to Marylebone, Oxford and Birmingham. Bourne End village itself has a charming array of shops, coffee houses and restaurants, from the local Tesco and Co-op to various eateries serving Indian, Chinese, Turkish and classic fish and chips. For leisurely days, we've enjoyed strolling along the River Thames, taking in the scenic views from Cookham to Bourne End and stopping for a coffee at Costa on our return to the village.

Education was a significant consideration for us and the area has not disappointed. Our daughters received a first-class education at the surrounding state and private schools. The array of esteemed institutions, including grammar schools like Beaconsfield High and Sir William Borlase and private schools such as High March and Wycombe Abbey, is second to none.

The memories we've created in this home are innumerable. The house, with its six bedrooms, has become a gathering place for family, especially during the festive season. Christmas and New Year have always been celebrated here, with relatives joining us for feasts, games and the warmth of a wood fire. Our second daughter was born here and both girls learned to swim in our pool, a tradition that continues with our grandchildren, who now delight in splashing around during their visits.

What makes Wharton House truly special is its adaptability to the seasons and occasions. In winter, the lounge becomes our favourite retreat, with the open fire creating a cosy and inviting atmosphere. In contrast, summer days are spent dining on the secluded patio, enjoying the garden's tranquillity with a chilled glass of wine or a cold beer. The garden is a sanctuary in itself, completely secluded and ideal for both relaxation and play.

Our love for Bourne End extends beyond the boundaries of our home. It's a village rich in amenities and surrounded by equally vibrant towns like Beaconsfield, Marlow and Maidenhead. We've enjoyed countless walks along the River Thames, often pausing at The Bounty or Spade Oak pubs by the water. The sense of community here is palpable and we've always appreciated the blend of country living with the ease of access to major transport routes and urban conveniences.

As we prepare to downsize and move closer to our daughter in Oxfordshire, we do so with mixed emotions. Wharton House has been the setting for so many cherished moments. To the new owners, we offer this piece of advice: treat this house and garden as your own and allow yourselves to fall in love with it, just as we have over the past 30 years. It is a home that has grown with us, full of warmth and character, ready to welcome its next chapter.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















KEY FEATURES

Outside

Wharton House is west facing and stands within one acre of land. The property is very secluded and is presented with a stunning enclosed covered swimming pool. To the east of the property there is private woodland. The property also boasts a double garage with electric doors which can easily accommodate two large vehicles.

Within the grounds you currently can grow your own produce in the form of potatoes, tomatoes, beans and onions. Within the woodland you can often see pheasants, a variety of birds and small deer. Wharton House also currently has three apple trees and a pear tree.

Location

Wharton House is situated within Bourne End, Buckinghamshire within a secluded location close to local amenities and transportation links. Bourne End is close to both the M40 (Junction 4) and the M4 (Junction 8/9) which are both linked via the A404. Furthermore, Heathrow Airport is only a 25-minute drive (traffic dependent) and Gatwick Airport a 1 hour 10 minutes journey via car (traffic dependent). For those who commute to London via train, Bourne End station links into London Paddington via Maidenhead in one hour (service dependent). In addition, Beaconsfield station links with London Marylebone and is a 30-minute train journey (service dependent).

The area also offers some stunning River Thames walks, restaurants and public houses. In addition, you can also visit Cliveden House (National Trust), The Bounty public house, Odds Farm Park, The Old Bell in Wooburn Green and El Cerdo Tapas Bar within Bourne End marina. Bourne End also has some excellent Turkish, Chinese and Indian restaurants in addition to the Spade Oak Hotel, Queens Head public house (Little Marlow) which are excellent for a Sunday lunch.

The stunning locations of Marlow, Cookham, Beaconsfield and Windsor are also only a short drive away. The Oval cricket ground is a 1 hour and 15 minutes' drive by car, Copas Farm is only 2 miles away in Cookham and Royal Windsor castle is a 25-minute car journey in light traffic.



INFORMATION

Services, Utilities & Property Information

All mains services are connected to the home and the property benefits from two boilers situated within the double garage.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Superfast Broadband Speed is available in the area, with predicted highest available download speed 56 Mbps and highest available upload speed 10 Mbps. Ultrafast is available within the area with predicted highest available download speed 8000 Mbps and upload speed 900 Mbps. We advise you to check with your provider.

Garage Parking spaces: 2, plus up to four vehicles on the driveway.

Construction Type: Standard construction, Brick

Tenure: Freehold

Directions: Postcode SL8 5JH

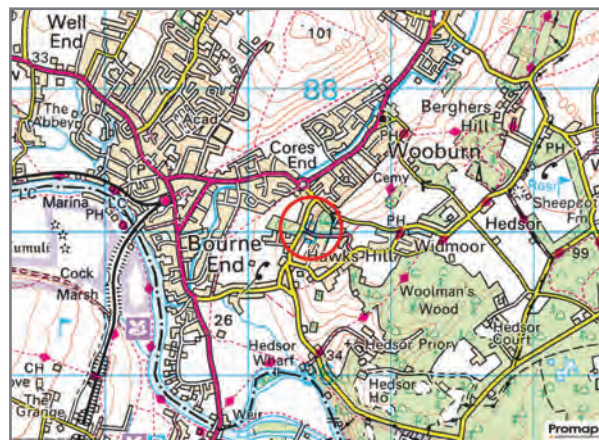
Local Authority: Wycombe
Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on +44 (0) 1628 200 511 or contact the agent Christian Parry on +44 (0) 7747 575 855.

Website

For more information visit F&C Marlow & Maidenhead: <https://www.fineandcountry.com/uk/marlow-and-maidenhead>





107/108/109



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA: 4684 sq ft, 435 m²
 SHED: 168 sq ft, 16 m²
 GARAGE: 457 sq ft, 42 m²

OVERALL TOTALS: 5309 sq ft, 493 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	90 C
39-54	E		
21-38	F		
1-20	G		



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home



CHRISTIAN PARRY

PARTNER AGENT

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Having started my own estate agency in 2007, I have over 17 years' experience within the property industry covering all aspects of property sales, property lettings and serviced accommodation. Covering Beaconsfield, Maidenhead and Marlow this experience has given me an excellent insight into all aspects of the industry.

Originally from Chester, I have lived in Maidenhead for over 20 years and currently live with my partner within the Boulton Lock area. I love to cycle around the area and visit places like Marlow, Holyport and Cookham as they are stunning locations within the area. Bray Lake is also a favourite place of mine and is a great spot for water sports and meeting like minded people.

I love dealing with luxury properties and enjoy the relationship you build up with the owners over time who often then become good friends. I enjoy providing excellent customer service which often then leads to other recommendations which indicates the customer has been happy with the service you have provided.

I also love sports and have a wide range of interests inclusive of; skiing, cycling and martial arts. I also participate in boxing, Krav Maga and playing the acoustic guitar for relaxation. I also enjoy mountain biking and have completed my private pilot's licence.

THE FINE & COUNTRY
FOUNDATION

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