

# The Grange - Wooburn Green

## £1,475,000- Freehold



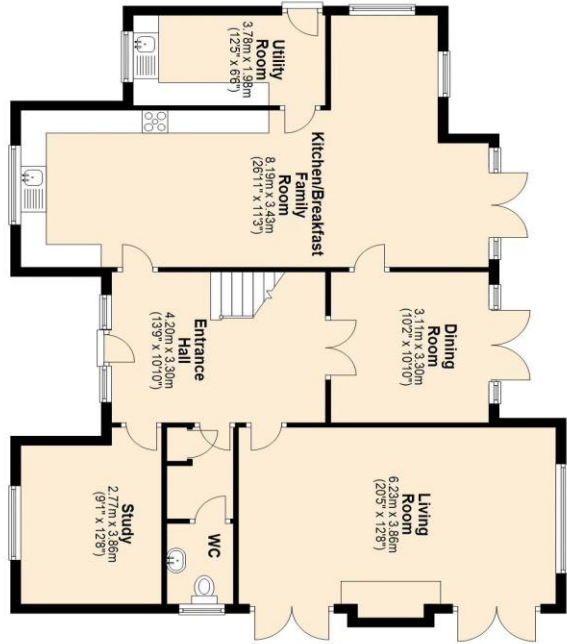
Hatherley is a substantial detached residence providing over 3300sq ft of stylish and extremely spacious accommodation set over three floors. Set in the peaceful, picturesque & exclusive Grange Drive private development on the edge of Wooburn Green & Bourne End, the popular St Pauls primary school is within a short walk and the conveniences of both Thameside Bourne End and the amenities in Wooburn Green are all within walking distance of the property, not to mention all the fabulous countryside, Cliveden and riverside strolls, right on your doorstep. Built in 2013 Hatherley is an individual home that has been superbly maintained by the present owners and presents to the market beautifully. There is a tremendous feeling of space, light and a beautiful flow to the home.

**Substantial Plot**  
**Double Garage**  
**Beautifully Presented Throughout**

**Private Road**  
**Walk to Station & Village**  
**Mature Gardens**

# Hatherley, Grange Drive, Wooburn Green, Buckinghamshire, HP10 0QD

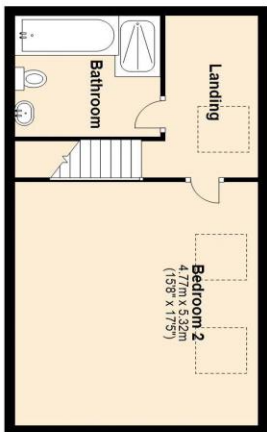
**Ground Floor**  
Approx. 1471 sq. metres (1582.2 sq. feet)



**First Floor**  
Approx. 1322 sq. metres (14231 sq. feet)



**Second Floor**  
Approx. 427 sq. metres (459.8 sq. feet)



Total area: approx. 3220 sq. metres (3465.9 sq. feet)  
These measurements are not to an exact scale, nor are they an exact estimate.  
Plan produced using PlanItUp

## Accommodation Comprises:

### **GROUND FLOOR**

#### **Entrance Hall:**

A spacious and light entrance hall with oak effect Amtico flooring and impressive oak staircase rising to the first floor.

#### **Living Room:** 20' 5" x 13' 1" (6.23m x 4m)

Large light dual aspect room with double glazed windows to the rear and two sets of French doors open to the terrace at the side. A gas wood burner set in a focal stone fireplace completes the room.

#### **Kitchen/Breakfast Family Room:** 29' 10" max x 18' 1" max (9.1m x 5.5m)

An impressive large triple aspect open plan room which flows seamlessly out onto the rear garden through the French doors, and has double glazed windows to the rear, side and front, complete with the oak effect Amtico flooring that flows through the ground floor of the property. The Kitchen with granite work surfaces is very well equipped with integrated full length fridge and separate full length freezer, dishwasher, two double ovens, a steam oven, combi microwave and a 5 ring gas hob with extractor.

#### **Dining Room:** 11' 0" x 10' 2" (3.35m x 3.1m)

A formal dining room which opens from the entrance hall through large double doors and onwards to the view of the garden through the double glazed French doors out to the rear. With oak effect Amtico flooring flowing through.

#### **Study:** 12' 9" x 9' 1" (3.88m x 2.77m)

Sizeable home office with glazed window to the front aspect and oak effect Amtico flooring.

#### **Coatroom:**

Oak effect Amtico flooring and clever coat and shoe storage leading through to the cloakroom.

#### **Cloakroom:**

White WC and wash hand basin set in vanity unit with storage under, frosted double glazed window to side and oak effect Amtico flooring.

#### **Utility room:**

On par with the luxurious kitchen with granite work surfaces the utility room has its own sink and double glazed door with access to the side of the property. With oak effect Amtico flooring and space and plumbing for washing machine and tumble dryer the room is very spacious and light with double glazed window to the front and side.

### **FIRST FLOOR**

#### **First Floor Landing:**

Large light and open part galleried landing with access to four of the five bedrooms, timber stair case leading up to the second floor, a large built in storage cupboard and double glazed windows to the front.

#### **Master bedroom:** 17' 5" x 12' 9" (5.3m x 3.89m)

Large master suite with double glazed window over looking the rear garden.

#### **En-suite:**

White suite with bath and separate shower, toilet and wash hand basin with tiled shelf area, heated towel rail and frosted double glazed window to rear aspect.

#### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

#### **Bedroom 3:** 17' 0" max x 15' 6" max (5.17m x 4.73m)

Front aspect room.

**Ensuite:** Bath with shower over, WC and wash hand basin, heated towel rail and double glazed frosted window to the side aspect.

#### **Bedroom 4:** 12' 2" max x 11' 6" (3.7m x 3.51m)

Rear aspect room.

**Ensuite:** Bath with shower over, WC and wash hand basin, heated towel rail.

#### **Bedroom 5:** 12' 2" max x 11' 4" (3.7m x 3.46m)

Front aspect room.

**Ensuite:** Bath with shower over, WC and wash hand basin, heated towel rail.

### **SECOND FLOOR**

#### **Second Floor Landing:**

Additional storage in eaves cupboards and ample light flooding in through the velux window.

#### **Bedroom 2:** 17' 5" x 15' 1" (5.3m x 4.6m)

Huge open plan studio room or home cinema with ample light provided for by the two velux windows and potentially additional eaves storage cupboards.

#### **Bathroom:**

Large bathroom with white suite with bath and separate shower, toilet and wash hand basin with tiled shelf area and heated towel rail.

### **OUTSIDE**

#### **Driveway:**

Gravel driveway to the front of the garages provides ample parking and the property could easily be gated to the front.

#### **Garage:**

Extremely large double garage with two independent doors, rear access to the garden and ample light provided by windows to the rear garden. There is a cloakroom off the garage and stairs rising to the first floor area:

#### **Hobbies/Games Room:**

Set over the garage this light and airy heated room flooded with natural light from the velux windows, perfect for hobbies or games room and has incredible additional storage in the eaves adjacent. This space would be a superb home office with its toilet, sink and hot water downstairs, or to be used as a separate annexe to the main residence, with the necessary planning permission.

#### **Garden:**

The garden wraps around the house and boasts a well manicure lawn, interspersed with mature trees, planted beds and borders providing seclusion. Outdoor dining and entertaining is provided for in a number of spots taking advantage of the sun at different times throughout the day, on the large terraced paved patio that spans the rear of not just the main residence but also the double garage/annexe too.

#### **Council Tax Band: G**

#### **EPC Rating: B.**

This exemplary energy performance certification allows for a significant saving in water and heating costs.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**