

Riversdale, Bourne End

Guide Price £1,750,000- Freehold



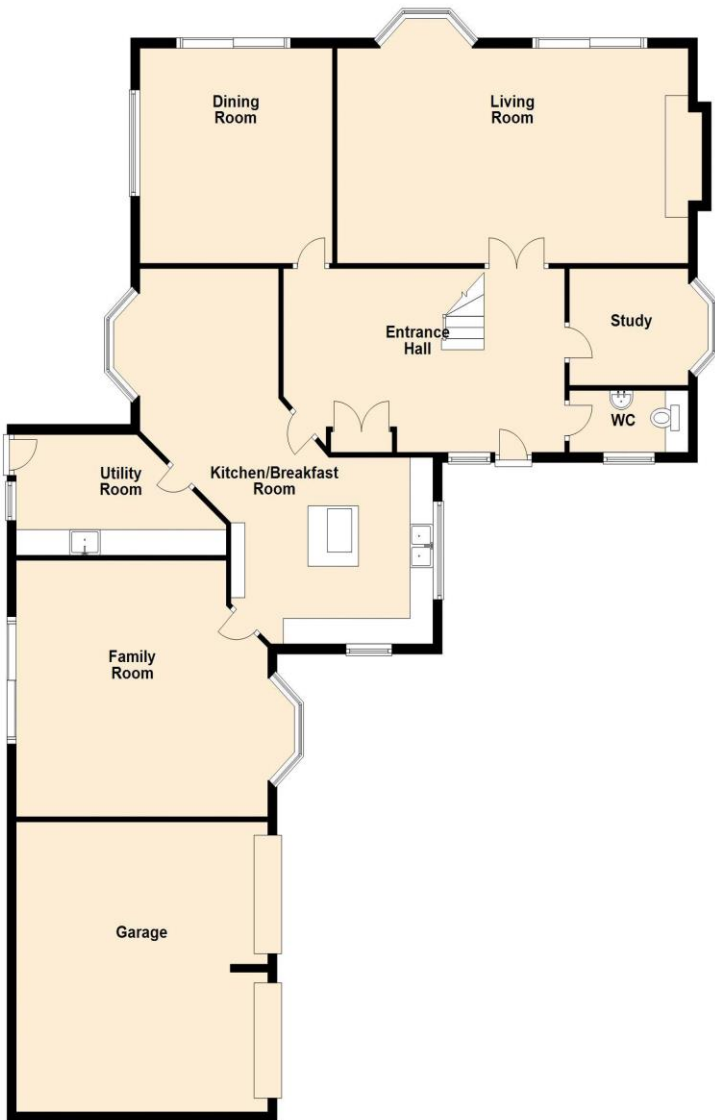
Set in the peaceful, picturesque & exclusive Riversdale private estate between Bourne End and Cookham; 2 Orchard Mill is one of just three individual houses tucked away on a small private drive. The grand residence sits centrally on its level landscaped, mature & private grounds approaching an acre in size, with gated pedestrian access at the rear providing a shorter walk to the train station in Bourne End than the route via the roadways. Maintained to a high standard by the present owners, with recent modernisations to the kitchen and bathrooms, the property presents to the market beautifully. The large detached accommodation of approximately 3700sq feet is well thought out and offers flexibility with the choice of two master suites, formal and informal reception areas and the potential to open up internally and extend further, subject to necessary planning.

Private Road
Beautifully Presented
Double Garage

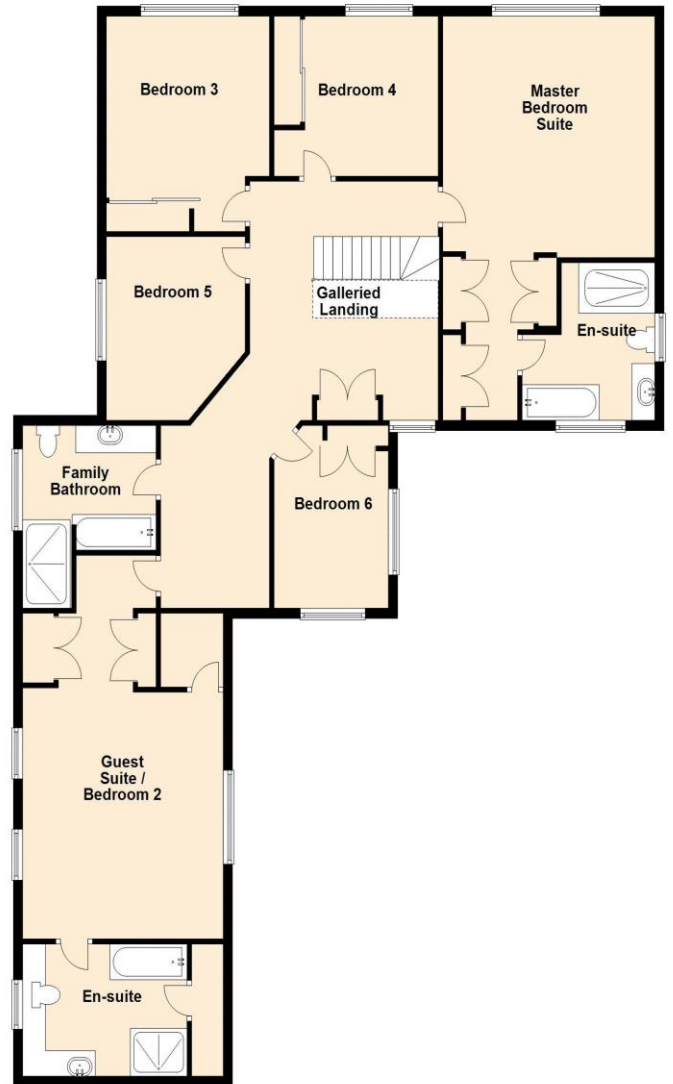
6 Bedrooms
Short Walk to Station
Substantial Plot approaching 1 Acre

2 Orchard Mill, Riversdale, Bourne End, Buckinghamshire, SL8 5XP

Ground Floor
Approx. 161.2 sq. metres (1950.6 sq. feet)



First Floor
Approx. 164.1 sq. metres (1766.8 sq. feet)



Total area: approx. 345.4 sq. metres (3717.4 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
Plan produced using PlanUp.



Accommodation Comprises:

GROUND FLOOR:

Entrance Hall: 20' 0" x 11' 10" (6.1m x 3.6m)

Large light and open entrance hall with solid oak floor and double doors opening to the principle reception room, two windows to the front and 2 radiators, built in cloak and shoe cupboard and stairs rising to the first floor.

Living Room: 25' 2" x 13' 9" (7.67m x 4.18m)

Dual aspect room with leaded light double glazed windows to the side and leaded light double glazed bay window to rear with deep shelf sill, patio doors to rear, two radiators, grand brick built open fire place with tiled hearth, solid oak mantle and solid fuel burner.

Dining Room: 14' 0" x 13' 10" (4.27m x 4.21m)

Dual aspect room with leaded light double glazed window to side and patio doors to the rear, two radiators.

Kitchen/Breakfast Room: 24' 3" max x 13' 1" max (7.4m x 4m)

Recently refitted a couple of years ago with a range of base and eye level units with marble work surfaces and splash back, island station with 5 ring induction hob and extractor over, stainless steel sink unit with mixer taps, integrated full height fridge, dishwasher, built in bin cupboard, integrated double oven with combo microwave top oven, leaded light double glazed window to side and bay window to front with deep sill. The oak floor flows through the room with a further leaded light double glazed window to the rear and radiator in the breakfast room.

Utility room: 11' 3" max x 7' 7" max (3.44m x 2.3m)

The same kitchen units and marble work surfaces follow through into the utility room with single sink and mixer taps, integrated full height freezer, space and plumbing for washing machine and dishwasher, wooden floor, leaded light double glazed window and door to rear garden.

Family Room: 16' 6" x 14' 10" (5.02m x 4.53m)

Double glazed patio doors to rear and leaded light double glazed bay window to front aspect with deep shelf sill, radiator and wooden floor.

Study: 8' 6" x 7' 7" (2.60m x 2.30m)

Leaded light double glazed bay window to side aspect with deep shelf sill, solid oak floor.

Cloakroom:

Obscured leaded light double glazed window to front, pedestal wash hand basin, heated towel rail, concealed cistern WC set in built in cupboards with shelf over.

FIRST FLOOR:

First Floor Galleried Landing : 15' 5" x 13' 5" (4.7m x 4.1m)

Double glazed leaded light window to front aspect, built in cupboard and doors to all rooms.

Master bedroom: 15' 2" x 15' 2" (4.63m x 4.63m)

Leaded light double glazed window to rear aspect, radiator, wooden floor, opens to

Dressing Room: 11' 3" x 5' 7" (3.44m x 1.7m)

Three double door fitted wardrobes, leaded light double glazed window to front, wooden floor.

En-suite:

Recently refitted fully tiled room with panel enclosed bath with mixer taps and hand held shower attachment, large walk in

shower with glass screen side and both hand held attachment and over head rain shower, floating basin with vanity drawers and shelf unit under, low level WC, heated towel rail, tiled floor and obscured leaded light double glazed windows to side and front.

Guest Suite/Bedroom 2 25' 11" max x 14' 10" (7.9m x 4.53m)

Leaded light double glazed windows to front and two to the rear, two double built in wardrobes as you enter the room, large walk in cupboard, wooden floor.

En-suite:

Panel enclosed bath with mixer tap, fitted corner vanity unit with storage cupboards and mounted wash hand basin and enclosed cistern WC, separate tiled shower cubicle with glass door, tiled floor, obscured leaded light window to rear aspect, and large storage cupboard in the eaves.

Bedroom 3: 14' 10" x 11' 9" (4.52m x 3.57m)

Leaded light double glazed window to rear, fitted wardrobes, radiator, loft hatch.

Bedroom 4: 11' 10" x 10' 3" (3.6m x 3.12m)

Leaded light double glazed window to rear, fitted wardrobes, radiator.

Bedroom 5: 12' 4" max x 10' 0" max (3.76m x 3.04m)

Leaded light double glazed window to rear, fitted wardrobes, radiator.

Bedroom 6: 11' 11" max x 7' 8" (3.62m x 2.33m)

Leaded light double glazed window to front, fitted wardrobes, radiator.

Family Bathroom:

Recently refitted fully tiled room with panel enclosed bath with mixer taps and hand held shower attachment, large walk in shower with both hand held attachment and over head rain shower, fitted vanity unit with inset wash hand basin, low level WC, heated towel rail, tiled floor and obscured leaded light double glazed window to rear.

OUTSIDE

Double Garage and Driveway

Two separate electric garage doors with some slight partitioning at the front in between the garages. Light, power and door to rear garden. Driveway parking for many vehicles and gated vehicular side access to the rear garden.

Garden:

The property sits centrally on the private wrap around gardens with the rear garden being fully fenced with a mixture of timber fencing and mature tree and hedge borders. It is gated on both sides of the property with pedestrian access to the right and vehicular and pedestrian on the left hand side. There is also a rear pedestrian gate with access out on to the adjacent lane providing a short cut on the walk to Bourne End train station. The gardens are predominantly laid to lawn with mature shrub beds and feature hedges, with a raised terrace area flowing from the family room and utility room, with stair down to the large entertaining patio and pathways around the gardens. Approaching an acre the gardens could be perfectly manicured with the rear garden being completely level and secluded, or provide a more natural low maintenance feel.

Council Tax Band: H

EPC Rating: C

Please Note

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