

CRENDON HOUSE

Est. 1971

Hawks Hill - Bourne End
£1,500,000 - Freehold



Copper Beeches is a beautifully presented detached family home situated on a generous & beautifully landscaped private plot approaching half an acre. A light & airy property with well thought out, spacious accommodation set over two floors. The large picture windows to the rear take full advantage of the far-reaching views over the surrounding countryside. The extensive mature & well-maintained gardens are west facing and mainly to the rear. The side terrace with clay pizza oven and double BBQ makes the perfect setting for summer entertaining. Further features are a recently re-fitted & fully integrated kitchen, a new bathroom, utility area & a large block paved driveway. This property has a naturally high roof lending itself to the potential of extending upwards and the option of adding a further two bedrooms and a bathroom and ample space to the side and the rear for further extension (subject to planning consent). Hawks Hill is an enviable semi-rural position on the outskirts of Bourne End, equidistant to Beaconsfield and Marlow, and still within a reasonable walk of the mainline train station, village centre and the marina with all the beautiful Thameside walks. A closer inspection is highly recommended.

EPC Rating - D Council Tax Band - G

Far Reaching Views
Generous Secluded Plot
New Kitchen & Bathroom

Beautifully Presented
Landscaped West Facing Garden
Potential to Extend

Copper Beeches, Hawks Hill, Bourne End, Buckinghamshire, SL8

5JQ



Total area: approx. 264.1 sq. metres (2842.6 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:

Entrance Hall:

Full length window to front, wooden floor, stairs rising to first floor, very large walk in cloak cupboard.

WC:

frosted double glazed window to front, wall mounted boiler, low level WC, wash hand basin, radiator, tiled floor.

Dining Room:

Double glazed window to rear, vertical radiator, opens to:

Living Room:

Large brick built open fire with tiled hearth, double glazed window to front, French doors to:

Conservatory:

1/4 brick walls with the rest UPVC double glazed windows, door and ceiling, tiled floor with under floor heating.

Kitchen/Breakfast Room:

Recently refitted open plan room featuring two large double glazed windows to rear and a large island in the centre with storage and work space, fitted with a range of base and eye level units with one and a half bowl sink unit with drainer and mixer taps, integrated induction hob with a gas ring incorporated, integrated double oven, integrated dishwasher and built in bin drawer, integrated full length fridge and separate integrated full length freezer, tiled floor, large sliding double glazed patio doors to garden, downlights, underfloor heating and two radiators.

Utility room:

The rear of the garage is cleverly sectioned to incorporate work surface with space and plumbing under for a washing machine and tumble dryer, kitchen cupboards, and space for additional fridge and freezer, sink unit and window to side.

First Floor Landing:

Galleried landing with large double glazed window to front and large built in airing cupboard housing water tank.

Bedroom 1:

Double glazed window to front, radiator, one wall of fully fitted built in deep wardrobes with sliding mirrored doors.

En-suite:

Large walk in shower with glass shower screen and tiled walls, low level WC, radiator, large vanity unit with wash hand basin, frosted double glazed window to front.

Bedroom 2:

Double glazed window to front, radiator, two large built in wardrobes.

Bedroom 3:

Double glazed window to rear, radiator, large built in wardrobe.

Bedroom 4:

Double glazed window to rear, radiator, large built in wardrobe with sliding doors and hidden wash basin.

Family Bathroom:

Large walk in shower with fully tiled walls, large bath with claw feet and mixer taps, enclosed cistern WC and wash hand basin set in large vanity unit with work surface top and cupboards and drawers under, wood effect tiled floor, large double glazed window to rear, downlights, radiator.

Outside

Front Garden:

Raised bed with brick wall and natural hedge and shrub borders.

Rear Garden:

A beautifully manicured large level lawn is the focal point of this stunning garden with magnificent views. Fully fenced with gated side access the garden is safe and secure for children and pets and features a large patio area for entertaining with pizza oven and double BBQ and easy flow into the house through large sliding doors from the kitchen/breakfast room. The garden beds at the edge of the lawn are fully stocked with mature trees and shrubs providing great colour through the seasons.

Driveway

Brick paved driveway with parking for 5 vehicles.

Council Tax Band: G

EPC Rating: D

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.

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