

CRENDON HOUSE

Est. 1971

Littleworth Common - 3/4 Acre Plot £995,000 Freehold



We are delighted to offer for sale this charming detached bungalow, situated in the popular semi-rural location of Littleworth Common still within easy reach of both Beaconsfield, Burnham & Maidenhead. Formerly the gardeners cottage for the Dropmore estate, this characterful property is set on a generous plot approaching 3/4's of an acre made up of spacious gardens and protected woodlands. The current owners have tastefully extended the family home to now boast a lovely light & airy main Living/Dining Room featuring an ornate ceiling lantern with designer chandelier, together with oak flooring & bi-fold doors that open on to the rear garden overlooking the woodlands. The extension has also provided a large Master bedroom with an en-suite & fitted wardrobes. Further accommodation is offered by way of 2 double bedrooms, a second bathroom & an integrated kitchen that opens to a further reception room with wood burning stove that can be used as a snug/family room or dining room. There are numerous other features & benefits to this delightful home including a utility room, boot room, large oak built detached double garage & workshop and a gated block paved driveway providing secure off-road parking for several vehicles. Whilst situated in the greenbelt there is still lots of potential to extend the property further under permitted development rights. We highly recommend taking a closer look at this beautiful cottage, you won't be disappointed.. EPC Rating - F Council Tax Band - E Location: Situated in the popular semi-rural location of Littleworth Common still within easy reach of Beaconsfield, Burnham and Maidenhead with their excellent links to Marylebone from Beaconsfield and to Central London via the Elizabeth Line at Burnham - just 2.5 miles away. Also it is very well served for motorway links with the M40, M25 and M4 all within easy reach. There are a great range of leisure facilities including 3 golf courses, as well as Burnham Beeches and Littleworth Common with many bridleways and footpaths. The local pub is a short walk across the Common. Local schools include Burnham Montessori, Dropmore Infant School, currently rated Ofsted 'Outstanding' and, possibly the most renowned school being Caldicott preparatory school for boys. Buckinghamshire still maintains a traditional grammar school system, which includes The Royal Grammar School in High Wycombe, whilst Burnham village has its own grammar school.

Detached Bungalow
Plot Approaching 3/4 acre
Substantial Gated Driveway

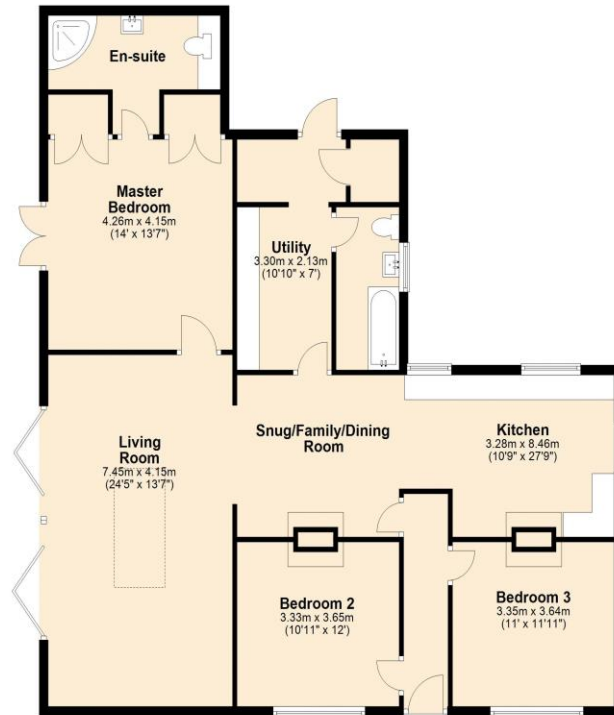
Semi-Rural Location
Detached Garage/Workshop
3 Double Bedrooms

Brissels Wood, Littleworth Road, Littleworth Common, Burnham,

SL1 8PF

Ground Floor

Approx. 133.1 sq. metres (1432.9 sq. feet)



Total area: approx. 133.1 sq. metres (1432.9 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:

Radiator, coving to ceiling

Living/Dining Room:

Wooden flooring, bi-fold doors opening to rear garden Ornate Atrium ceiling window, underfloor heating, downlighters, television point.

Kitchen/Breakfast Room:

Dual aspect with windows to side and front. Fitted with a range of base & eye level units with roll-top work surfaces incorporating a single sink with drainer & mixer tap. Built-in double oven, hob & fitted extractor overhead. Space for tall fridge freezer, an integrated double drawer dishwasher, cast iron feature fireplace, part tiled walls. Opens to

Snug/Family/Dining Room:

Open feature fireplace with wood burning stove, two radiators, window to side aspect and opening to Living Room.

Utility room/Workshop:

Large built in larder cupboard, further fitted cupboards & work surfaces, wooden flooring, stable door to side/rear. Space & plumbing for a washing machine, space for a tumble dryer and fridge/freezer.

Master Bedrooms:

Wooden flooring with underfloor heating, built in wardrobes, French doors opening to rear garden, television point, downlighters.

En-Suite:

Fitted with a large corner shower unit with sliding glazed doors & LED controls. Wash hand basin, concealed cistern WC, part tiled walls with inset mirror, further storage cupboards, heated towel rail, part tiled walls and tiled floor.

Bedroom 2:

Window to front aspect, radiator, cast iron feature fireplace, coving to ceiling.

Bedroom 3:

Window to front aspect, radiator, coving to ceiling, cast iron feature fireplace.

Family Bathroom:

Window to side aspect, heated towel rail, radiator, part tiled walls and tiled floor. Teardrop panel enclosed bath with overhead "Rain Drop" shower attachment, low level WC & pedestal wash hand basin.

Gardens:

Brissels Wood is set left of centre on a generous & completely private wraparound plot approaching three quarters of an acre next to open countryside. A good section to the rear is and has to be retained as natural woodlands with the rest curtilaged as gardens at the front, rear & side. The gardens are mainly laid to lawn with mature trees, shrubs, hedgerows and floral borders. There is a stone paved patio immediately off the main Living Room, perfect for entertaining.

Timber Garage/Workshop:

Detached and timber-built with a pitched roof, double doors, windows and a further single door. Mains light & power are connected. This can be used as a double garage in its entirety or a single with large workshop area.

Gated Driveway:

There is a large stone shingle driveway situated behind secure double gates and providing off-road parking for several vehicles. For those with motor-homes, a caravan or boat, this generous offering will serve your needs perfectly. **Council Tax Band:** E **EPC Rating:** F

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**