

# CRENDON **H**OUSE

Est. 1971



**1, Selby House, Cores End Road, Bourne  
End, Buckinghamshire, SL8 5HR**

**£650,000 - Freehold**



A stunning & extremely spacious character property situated in a convenient location within walking distance of Bourne End village centre & train station. Offering extensive accommodation over 3 floors and boasting a beautiful private garden that backs on to the River Wye, these sorts of properties rarely come to market.. There are numerous benefits to this family home including a gated driveway with electric car charging point, further off-road parking, 4 double bedrooms, 3 bathrooms, 3 reception rooms, a kitchen/breakfast room, downstairs cloakroom, a well-maintained private garden, brick built working fireplace, lots of clever storage, gas central heating & double glazing. This stunning home needs to be seen to be fully appreciated Accommodation comprises - Entrance Hall Living Room Dining Room Family Room Kitchen/Breakfast Room Cloakroom 4 Bedrooms 3 Bathrooms Private Garden Gated Driveway \* Council Tax Band - F \* EPC Rating - E Location: Popular with commuters, young families and retirees alike Bourne End, nestled on the edge of The Chilterns, offers one of the best combinations of country space and a quick commute to London. The new Elizabeth line into London Paddington is easily reached from Bourne End village station via Maidenhead. Plus a mainline train service to London Marylebone with a journey time of less than 25 minutes from neighbouring town Beaconsfield. The M40 London bound is accesses at Junction 3 being just 3 miles away; the M4 is approx 9 miles away at junction 8/9. The village amenities provide for every day needs including a Doctors surgery, dentist, pharmacist, supermarkets, bakers, coffee shops, hairdressers, as well as clothing and furniture stores and a selection of pubs and restaurants. The adjacent and larger historical market towns of Beaconsfield and Marlow provide more comprehensive facilities with wider shopping and an eclectic mix of independent and national retailers. The riverside village of Bourne End is within the Chilterns Area of Outstanding Beauty, and enjoys its own Marina and Green Belt rolling countryside views. Outdoor pursuits are numerous, such as sailing, rowing, golf, football, cricket and rugby. Schooling around the area is renowned with a number of state, grammar and private options available. Bourne End has a varied catchment area offering choice of a number of really good schools for primary and secondary age with great bus routes to most of the local secondary and private choices, and has both Ofsted rated “good” Primary and Secondary Schools in the village itself! It is no wonder families tend to stay in the area when they discover this hidden gem!







Beautifully Presented Throughout

4 Bedrooms

Backing the River Wye

3 Bathrooms

3 Reception Rooms

South Facing Private Garden

Gated Driveway

Character

Council Tax Band: F  
EPC Rating: E

Crendon House – Wooburn Green

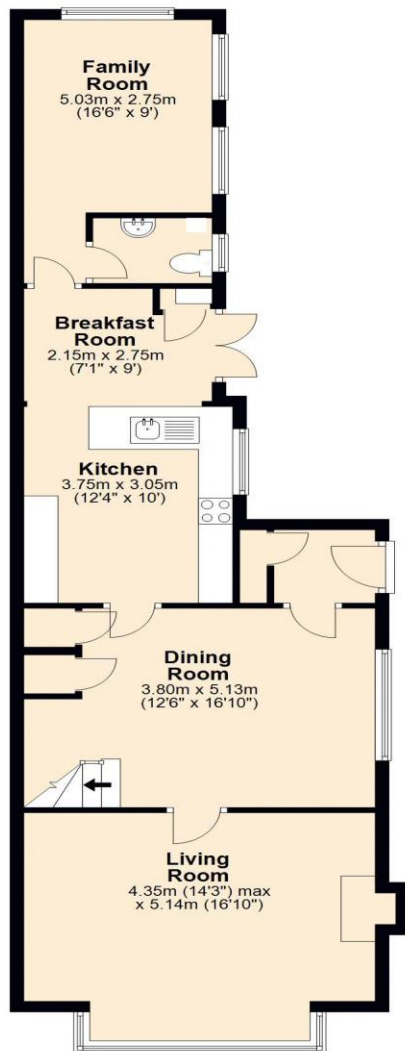
Tel: 01628 527766

Suffolk House  
54 – 55 The Green  
Wooburn Green  
Bucks  
HP10 0EU

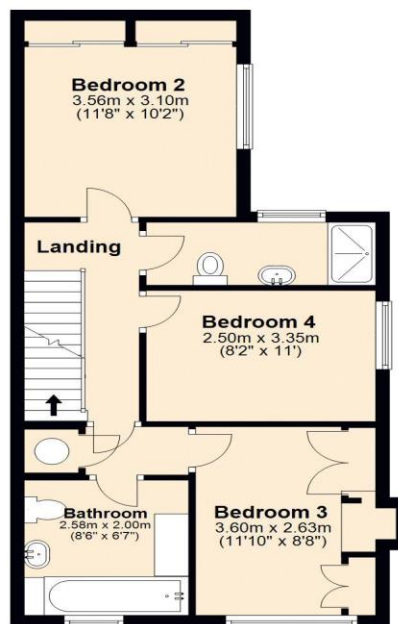
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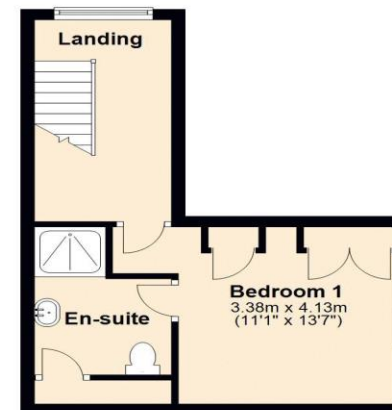
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 149.1 sq. metres (1605.3 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.



#### 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.