





# 8 Chilterns Park, Bourne End Buckinghamshire SL8 5LB

**EXCEPTIONAL DETACHED FAMILY HOUSE OF ABOUT 2150 sq ft  
STUNNING OPEN PLAN KITCHEN/LIVING ROOM WITH BI FOLDING DOORS TO GARDEN  
LARGE RECEPTION ROOM WITH LOG BURNER AND SEPARATE FAMILY ROOM  
MASTER BEDROOM SUITE WITH JULIETTE BALCONY: THREE FURTHER BEDROOMS  
STYLISH FAMILY BATHROOM: CLOAKROOM  
MATURE WELL MAINTAINED SOUTH FACING REAR GARDEN  
CUL DE SAC: DOUBLE GARAGE: GARDEN ROOM  
COUNCIL TAX BAND G: EPC RATING C**



Located at the head of a highly sought after cul de sac is this spectacular four bedroom detached family home that has been extended at the rear to provide a fabulous living space taking full advantage of the southerly rear aspect.

A welcoming entrance hall leads through to a spacious living room with an attractive wood burner and double doors that open into a fabulous kitchen, that is superbly designed with a large island and an extensive range of units above and below quartz worktops. There are twin sets of bi folding and sliding doors taking full advantage of the southerly aspect over the garden and there is plenty of space for dining or sitting, and admiring the view.

In addition to the living room there is a second reception room used as a family room and there is a cloakroom off the entrance hall.

The first floor comprises of four bedrooms including an impressive master bedroom with a vaulted ceiling, an en suite shower room and a Juliette balcony overlooking the rear garden. The second bedroom also benefits from an en suite shower room and there is a stylish family bathroom complementing bedrooms three and four.

To the front of the property is a block paved driveway providing off road parking for a number of vehicles, leading to a detached double garage with a garden room at the rear. The delightful garden is well stocked with a variety of perennials and shrubs and there are plenty of mature trees providing a good deal of privacy. Areas of lawn, gravelled seating areas and a paved patio add to the charm. All of which is enhanced by the southerly aspect.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

## **HMRC Anti Money Laundering**

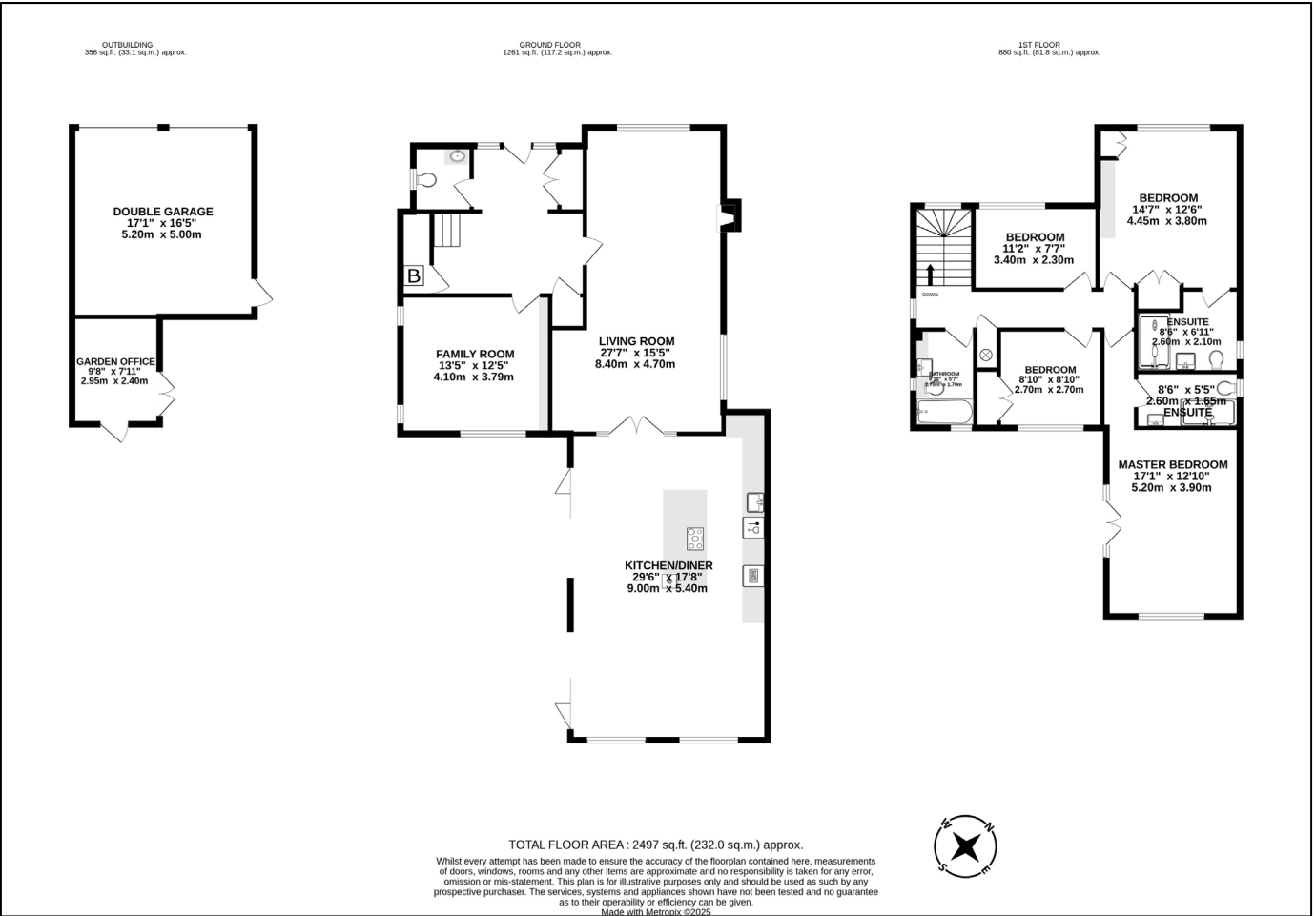
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

## GUIDE PRICE . . . £1,300,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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