

HUNT & NASH

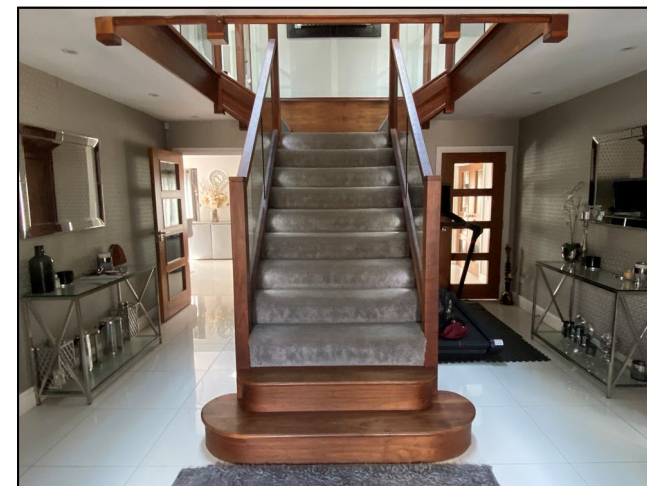
Est. 1938

www.huntandnash.co.uk



12 Chilterns Park, Bourne End Buckinghamshire SL8 5LB

**SUPERBLY APPOINTED FAMILY HOME: SOUTH FACING GARDEN WITH SWIMMING POOL
SIX DOUBLE BEDROOMS: FOUR BATH/SHOWER ROOMS (THREE EN SUITE)
CLOAKROOM: SITTING ROOM: FAMILY ROOM: FIRST FLOOR STUDY/OFFICE
FABULOUS KITCHEN/BREAKFAST ROOM: SEPARATE UTILITY ROOM
AMPLE PARKING & INTEGRAL GARAGE: CUL DE SAC: NO ONWARD CHAIN
COUNCIL TAX BAND G: EPC RATING C**



A substantial, imposing detached family house offering generous accommodation arranged over three floors extending to about 4000 sq ft with a delightful south facing rear garden and heated outdoor swimming pool.

An impressive bespoke staircase in the entrance hall welcomes you to this opulent home. There is a formal sitting room off the entrance hall with a front aspect and across the rear of the property is a superb kitchen/breakfast room with a large island unit, ample work tops and cupboards plus twin sets of bi folding doors out to the garden. Off the kitchen is a family room/dining room and there is also a separate utility room with access in to the garage.

On the first floor are four double bedrooms including a master suite and guest suite plus a family bathroom for bedrooms three and four. Also on the first floor is a study/home office and a continuation of the bespoke staircase returning to the second floor.

Above the stairs on the top floor is a large lantern type window allowing plenty of natural light to flow and there are two more bedrooms including an en suite shower room. Off each of the bedrooms is some additional storage in the roof space.

A particular feature of this fabulous family home is the south facing rear garden that affords plenty of privacy and benefits from a heated outdoor swimming pool with a large paved patio, an area of lawn and a pool house.

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

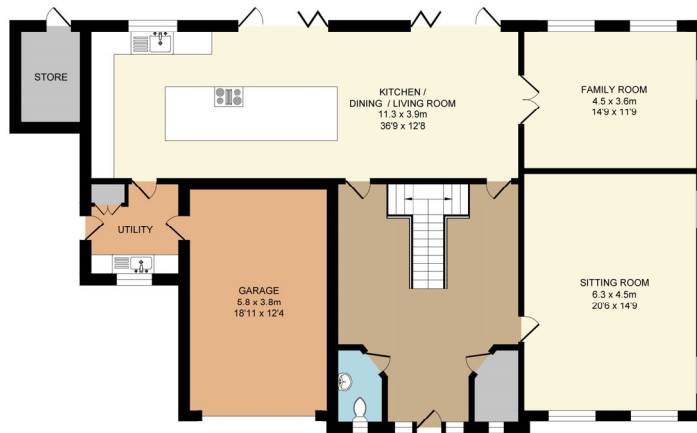
GUIDE PRICE . . . £1,500,000 . . . FREEHOLD

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

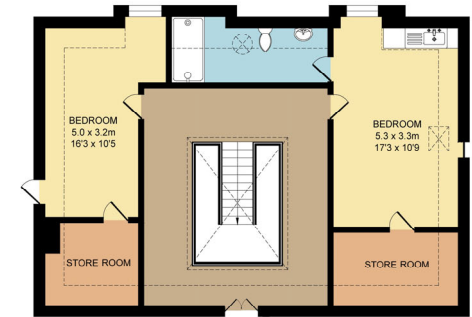
Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



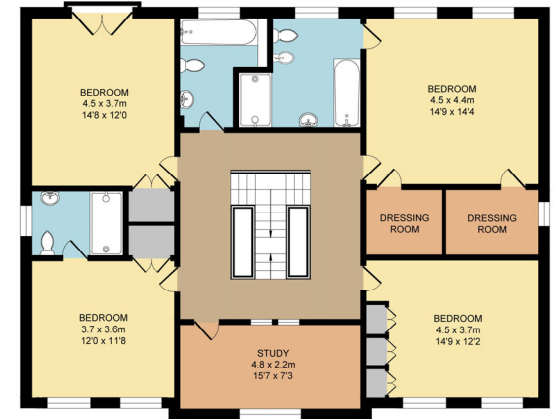
TOTAL APPROX. FLOOR AREA 370.0 SQ.M. (3983 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.





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