



WIDE ACRES, BLIND LANE, BOURNE END
GUIDE PRICE: £1,450,000 FREEHOLD

am ANDREW
MILSOM

**WIDE ACRES
BLIND LANE
BOURNE END
BUCKS SL8 5LF**

GUIDE PRICE: £1,450,000 FREEHOLD

With superb south facing country-style gardens, an individual mature detached family home, requiring updating, located in a private road situated within the popular village of Bourne End.

APPROX 0.61 ACRE PLOT WITH LARGE SECLUDED GARDENS: FOUR DOUBLE BEDROOMS: BATHROOM SEPARATE TOILET: RECEPTION HALL SITTING ROOM WITH BAY: FAMILY ROOM: DINING ROOM: GARDEN/SUN ROOM: KITCHEN: STORE ROOM: LARGE BASEMENT CELLAR: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GARAGE AMPLE DRIVEWAY PARKING.

TO BE SOLD: Wide Acres is a 1950's built detached family home occupying an alluring plot in this popular elevated setting enabling large south facing country style gardens and impressive views from its large bay windows. The property features well proportioned principal rooms including a spacious basement cellar and could now benefit from modernisation/extension (subject to planning) to maximise its potential. The property is conveniently located off a small private lane approximately half a mile from Bourne End village enabling excellent access to its comprehensive range of shopping facilities for day-to-day needs, doctor's surgery and post office and highly regarded schooling. There is a branch line railway station linking, via Maidenhead, to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40/M25 motorways.

The accommodation comprises in brief:

Oak front door to **RECEPTION HALL** with oak herringbone floor, tiled fireplace, cloaks cupboard, turning staircase to first floor.

CLOAKROOM comprising low level w.c., wall mounted basin, quarry tiled floor, window.



KITCHEN with base and eye level units and work tops with double drainer sink unit, Aga, appliance space, serving hatch to Dining room, space & plumbing for washing machine, larder cupboard and further shelved storage cupboard, door to



STORE with door accessing outside.

DINING ROOM with oak herringbone floor, corner window, door to Sun Room.

SUN ROOM with ceiling beams, dual aspect, door to garden terrace.

LIVING ROOM with wide bay window and seating area, two side windows, tiled fireplace lovely garden views and beyond.



SITTING ROOM a front to back room with double doors to garden terrace, door to staircase leading to

LOWER GROUND FLOOR with walk in boiler room, with gas fired boiler, door to

BASEMENT CELLAR with door to garden.



FIRST FLOOR

LANDING accessed from half landing with opaque glass block window, airing cupboard with hot water tank, shelved linen/storage cupboard, access to loft space.

BEDROOM ONE dual aspect with bay window to rear affording far reaching view, double wardrobe cupboard.



BEDROOM TWO with double wardrobe cupboard, corner window with views to rear.



BEDROOM THREE with aspect to front.

BEDROOM FOUR a front with view to back room with two storage cupboards

BATHROOM with suite of bath with mixer tap & shower attachment, pedestal wash hand basin, heated towel rail, window.

SEPARATE TOILET with low level wc.

OUTSIDE

To **THE FRONT** Wide Acres has a good sized driveway for off road parking which leads to a **DOUBLE GARAGE** and there is a private garden area to the front which extends round to the side.



The substantial **REAR GARDEN** is a fantastic feature of the property being laid to extensive lawns with established trees and mature shrubs providing interest and excellent screening. There are two elevated terraced areas linking to the house and garden access from both sides of the house.



BOU231 EPC Rating E
COUNCIL Tax Band H

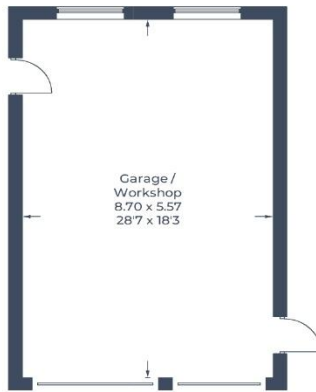
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **SL8 5LF** follow Blind Lane up the hill where there is a private road on the right hand side where the subject property will be found immediately as the first house on the right hand side.

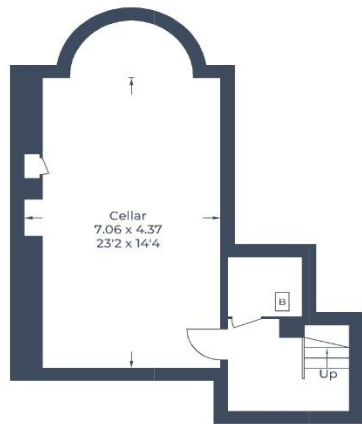
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

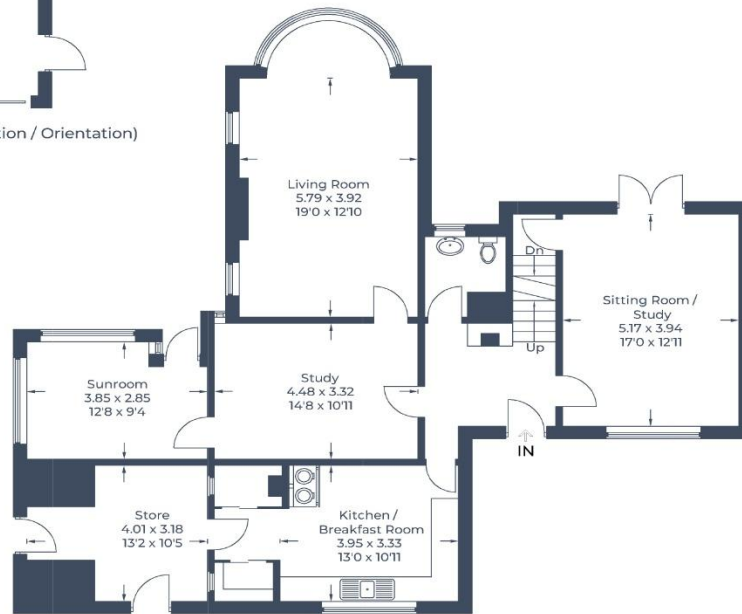
Approximate Gross Internal Area
 Cellar = 40.3 sq m / 434 sq ft
 Ground Floor = 122.2 sq m / 1,315 sq ft
 First Floor = 94.2 sq m / 1,014 sq ft
 Garage / Workshop = 48.5 sq m / 522 sq ft
 Total = 305.2 sq m / 3,285 sq ft



(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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