

CRENDON HOUSE

Est. 1971



**Genista, Cockmarsh, Bourne End,
Berkshire, SL8 5RG**

£1,395,00 - Freehold

Tucked away in an idyllic stretch of the River Thames at Bourne End, this exceptional detached residence offers a rare fusion of riverside elegance, architectural heritage and modern family living, coming to the market with no onward chain and for the first time in 30 years. Originally constructed in 1896 as one of a collection of charming river lodges associated with the former Quarry Hotel on the site of The Bountry, the home has evolved significantly over time. Extended in the early 20th century and thoughtfully adapted by the current owners since their purchase in 1996, it has grown alongside the family who have raised four children here. Carefully considered additions, including loft and rear extensions, have transformed the property from its earlier four-bedroom layout into a substantial and versatile 5/6 bedroom, three bathroom home, ideally suited to modern family life. The accommodation now offers an excellent balance of living and entertaining space, including generous reception rooms, a kitchen/breakfast room, playroom and home office, all presented in very good condition and ready for immediate occupation, while still offering scope to personalise over time. The setting is truly exceptional. Positioned between river and countryside, the property enjoys breathtaking dual-aspect views, with the Thames unfolding to the front and protected National Trust land behind. With both country and riverside walks quite literally on the doorstep, the sense of space, tranquillity and connection to nature is remarkable. Natural light floods through the house, enhancing the sense of openness throughout, most notably within the kitchen/breakfast room where the outlook is so perfectly framed it could easily be mistaken for a painting rather than a window view. For those with a passion for life on the water, the property is particularly compelling. It benefits from its own private 60ft landing stage, arranged over two levels, offering flexibility for a variety of craft. In addition, the current owners rent a mooring and parking space at Bourne End Marina, providing further convenience. Access to the marina is both practical and picturesque, whether by taking a small boat across the river or enjoying a scenic walk over the footbridge and past The Bountry. The property also presents exciting future potential. Planning permission was granted in 2022 to divide the house into two semi-detached dwellings, each comprising two bedrooms, a study, bathrooms and kitchen/living space. Although this permission has now lapsed, it is understood that it could probably be readily reinstated, offering flexibility for those seeking a development opportunity, multi-generational arrangement or the option to create a smaller home while realising value from the remainder. Despite its peaceful, semi-rural setting, the house is conveniently located close to the amenities of Bourne End, with a range of shops, cafés and everyday facilities, as well as excellent rail links providing swift access into London. Popular with commuters, families and downsizers alike, Bourne End sits on the edge of the Chiltern Hills and offers an outstanding balance of countryside living and connectivity





On the River Thames

Private Mooring

Stunning Views

Beautiful Grounds

5 Bedrooms

Panoramic Conservatory

3 Reception Rooms

Integrated Kitchen/Breakfast Room

Council Tax Band: F

EPC Rating:



Crendon House – Wooburn Green

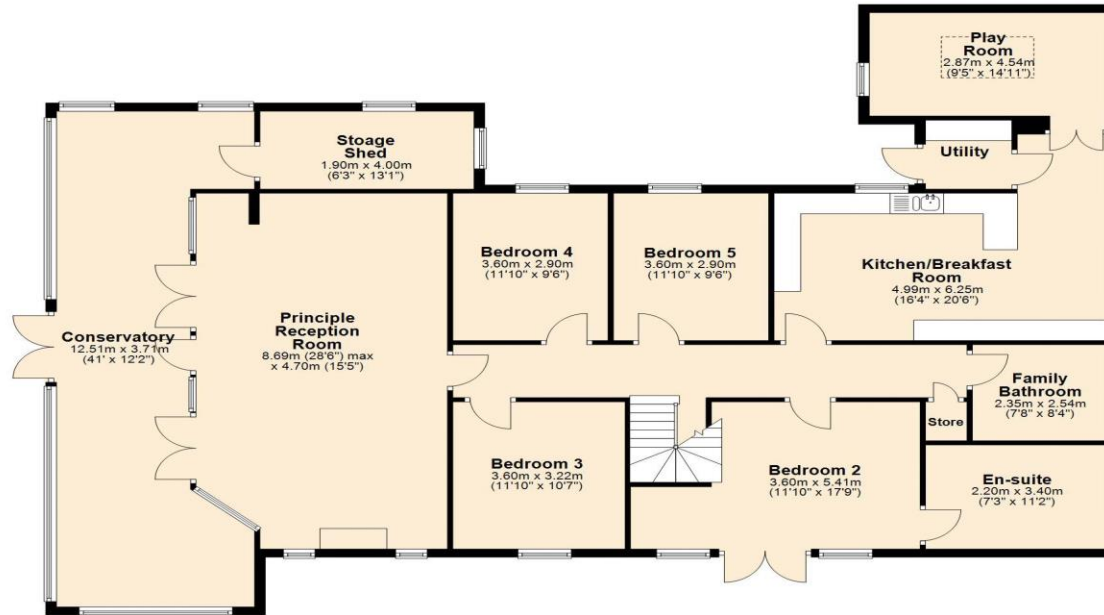
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Ground Floor



First Floor



Total area: approx. 266.7 sq. metres (2870.2 sq. feet)



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.