



Hedsor Lodge
Harvest Hill | Bourne End | Buckinghamshire | SL8 5JJ

STEP INSIDE

Hedsor Lodge

A truly exceptional home set on a remarkable plot atop Harvest Hill in Bourne End, commanding breathtaking, far-reaching countryside views. Positioned behind secure electric gates, this outstanding residence blends modern elegance with thoughtful design throughout.

The main house offers five generous double bedrooms and five beautifully appointed bathrooms, complemented by three sophisticated reception rooms. At its heart lies a stunning country-style kitchen, complete with a spacious dining area and bi-fold doors that open seamlessly onto the terrace, perfect for indoor-outdoor living. Additional features include a fully equipped home gym and an impressive cinema room with a bespoke bar.

The property is designed to maximise its spectacular setting, with panoramic views enjoyed from both the grounds and interior spaces. The kitchen and living areas feature expansive bi-fold doors, while the principal bedroom boasts a private balcony with elevated views. A second-floor bedroom further enhances the experience with a Juliet balcony overlooking the rolling countryside and skyline beyond.

In addition to the main residence, a charming one-bedroom guesthouse provides luxurious independent accommodation. It features vaulted ceilings, a cosy log burner, a fully equipped kitchen, and a contemporary en-suite bathroom, along with its own private terrace complete with seating and BBQ area.

The triple garage is complemented by a distinctive adjoining building, currently arranged as a games and music room. This unique space offers vaulted ceilings, a central log burner, and its own WC and shower facilities.

Externally, the grounds are a true sanctuary. Beautifully landscaped, they include multiple seating areas to take in the views, a dedicated firepit area, a hot tub space, and an elegant turning circle at the front of the house creating a perfect balance of luxury, privacy, and lifestyle.

MAIN HOUSE

Ground Floor

Upon entering the main house, you are welcomed by an inviting hallway featuring striking solid oak flooring, which flows seamlessly through to the heart of the home, a beautifully designed modern country-style kitchen. Showcasing exposed brickwork and characterful ceiling beams, this space perfectly balances charm and contemporary living. Bi-fold doors open onto the terrace, framing breathtaking far-reaching countryside views and creating an effortless indoor-outdoor connection. A separate

utility room is conveniently accessed from the kitchen, and underfloor heating enhances comfort throughout.

The living room continues the sense of warmth and quality, with solid oak flooring and bi-fold doors that again maximise the stunning outlook. A feature fireplace with an elegant mantelpiece provides a central focal point.

The family room is a true standout space, flooded with natural light and finished with oak flooring. It is further enhanced by bespoke hanging gothic chandeliers and a striking, uniquely designed rotating log burner, creating both atmosphere and visual interest.

The dining room is generously proportioned, offering an ideal setting for formal entertaining and gatherings.

The home gym is fully equipped and thoughtfully designed, complete with its own WC and shower facilities.

The cinema room provides an exceptional entertainment experience, featuring a concealed drop-down screen, a bespoke ceiling with a “night sky” effect, and a stylish bar area, perfect for hosting friends and family.

Completing the ground floor is a well-appointed guest WC, conveniently located off the entrance hallway.

First Floor

The first floor comprises four well-proportioned double bedrooms and three luxurious bathrooms. The principal suite is a true highlight, featuring a stylish en-suite bathroom with a walk-in shower and direct access to a private balcony, perfectly positioned to enjoy elevated, far-reaching countryside views.

The remaining three bedrooms are all generously sized and are served by two beautifully appointed family bathrooms, one offering a sleek walk-in shower, while the other features a contemporary freestanding bath, ideal for relaxation.

Second Floor

The fifth bedroom is situated on the second floor, offering a sense of privacy and elevation. This impressive space features a Juliet balcony that perfectly frames the stunning far-reaching countryside views. It also benefits from its own en-suite bathroom, complete with a bathtub, WC, and wash basin, creating a comfortable and self-contained retreat.





SELLER INSIGHT

“Set in an elevated and private position, Hedsor Lodge has been a much-loved family home for the past 15 years, offering a rare balance of seclusion, space and convenience. “The views were extraordinary from the moment we saw it,” say the owners. “It felt completely tucked away, yet still beautifully connected to Marlow, Cookham, Beaconsfield and London.”

The home has been thoughtfully shaped around family life, entertaining and relaxation. From the cinema room, gym and music room to the hot tub, terraces and fire pit areas, every part of the property has been designed to be enjoyed. “The house genuinely supports every mood and every season,” the owners explain. “You can begin the day in the gym, spend the afternoon in the garden, and end the evening watching a film or gathering around the fire.”

One of the most distinctive features is the oak-framed guest house, which provides independent accommodation with real character. “Guests never want to leave,” say the owners. The triple oak-framed garage with inspection pit is another standout, adding both practicality and appeal for those with mechanical or motoring interests.

The gardens are a particular highlight, with far-reaching views that, on a clear day, stretch across five counties. Terraces, a balcony, hot tub area and two fire pit spaces make the outside areas as versatile as the interiors. “Summer parties here have been unforgettable,” the owners recall, “but the fire pits are just as special in autumn and winter.”

Despite its peaceful setting, the location remains highly convenient. Bourne End, Cookham, Marlow and Beaconsfield are all within easy reach, with excellent schools, pubs, restaurants, countryside walks and rail connections to London. “It gives you the feeling of being away from it all, without ever feeling isolated.”

For the next owners, their advice is simple: “Use every part of it. The house rewards you the more you live in it — and the views never get old.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









One bedroom Guesthouse.

The one-bedroom guesthouse offers superb versatility, ideal for multi-generational living, a teenager seeking independence, staff accommodation, or potential Airbnb use.

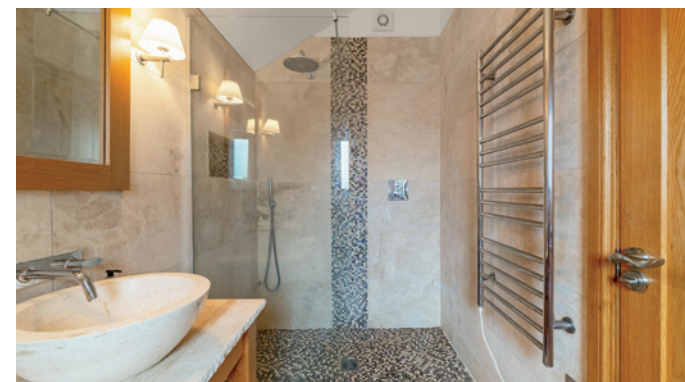
The living area is both characterful and inviting, featuring vaulted ceilings with exposed beams, wood flooring, and a central log burner that creates a warm focal point. The property also includes a fully equipped kitchen, ensuring complete self-sufficiency.

The bedroom is well-proportioned and benefits from a modern en-suite shower room with WC. Externally, the guesthouse enjoys its own private patio area with seating and a BBQ space, perfect for relaxing or entertaining while maintaining privacy from the main residence.

Games & Music Room

The games and music room is a truly distinctive space, designed for both relaxation and entertaining. Featuring vaulted ceilings with exposed beams and characterful exposed brickwork, it perfectly blends charm with style. A central log burner creates a warm and inviting focal point, enhancing the atmosphere throughout.

Further benefits include a WC and shower room, adding convenience and versatility. This unique space serves as an ideal setting for entertaining friends and family or enjoying leisure time in a beautifully designed environment.





STEP OUTSIDE

Hedsor Lodge

Outside

The grounds are beautifully arranged to make the most of the home's exceptional setting, with a variety of seating areas thoughtfully positioned to enjoy the far-reaching countryside views.

A dedicated firepit area provides the perfect space for evening gatherings, while a separate hot tub area offers a place to relax and unwind in complete privacy.

The property further benefits from a triple garage, complemented by a separate workshop, ideal for additional storage or hobby use.

A stunning turning circle creates an impressive arrival in front of the house, and there is ample parking available for up to 15 vehicles, perfect for both residents and guests.

Location

Popular with commuters, families, and retirees alike, Bourne End is a highly sought-after riverside village nestled on the edge of the Chiltern Hills, offering a superb balance of countryside living and excellent connectivity to London.

For commuters, the village is well positioned, with access to the Elizabeth Line via nearby Maidenhead, providing fast and convenient journeys into London Paddington. In addition, mainline services from neighbouring Beaconsfield offer direct routes to London Marylebone in under 25 minutes. Road links are equally impressive, with the M40 (Junction 3) approximately 3 miles away and the M4 (Junction 8/9) within around 9 miles.

Bourne End offers a comprehensive range of day-to-day amenities, including a doctor's surgery, dentist, pharmacy, supermarkets, bakeries, cafés, hairdressers, and a selection of independent shops, pubs, and restaurants. For more extensive shopping and leisure options, the nearby market towns of Beaconsfield and Marlow provide a wider array of boutique and high street retailers, alongside an excellent choice of dining establishments.

Set within the Chilterns Area of Outstanding Natural Beauty, the village enjoys a picturesque riverside setting, complete with its own marina and surrounded by rolling greenbelt countryside. The area is ideal for outdoor pursuits, including sailing, rowing, golf, football, cricket, and rugby.

Education in the area is particularly well regarded, with a wide selection of highly rated state, grammar, and independent schools. Bourne End itself benefits from well-regarded primary and secondary schools along with excellent transport links to a number of leading schools in the surrounding towns.

Combining natural beauty, strong transport links, and a thriving community, Bourne End continues to be a hidden gem where many choose to settle long-term.

Services, Utilities & Property Information:

EPC Main House: C, Annexe: E

Local Authority: Wycombe

Tenure: Freehold | EPC Main House: TBC Guest House: TBC | Council Tax Band: H

Construction Type: Brick

Utilities: Water: Thames Water, Electricity: British Gas, Gas: British Gas

Mobile Phone Coverage: 5G is predicted to be available around your location. We advise that you check with your provider.

Broadband Availability: FTTP Ultrafast broadband available. We advise that you check with your provider.

Garage Parking Spaces: 3

Off Road Parking Spaces: 15

The property is subject to historic estate covenants typical of a property forming part of a former landed estate, including restrictions against nuisance or offensive use.

A post and rail boundary fence is subject to owner maintenance responsibility as referenced in the title.

Historic easements and rights are referenced within the title documentation which, the seller advises, are not understood to materially affect the current use and enjoyment of the property. Buyers are advised to rely on their solicitor to verify the extent of any rights, easements or covenants referred to within the title.

Directions: Please use the following link to locate the property: SatNav <https://what3words.com/Postcode:SL85JJwhat3words:///powers.needed.trendy>

Viewing Arrangements:

Strictly via the vendors sole agents at Fine & Country Marlow and Maidenhead, Louis Byrne & Robert Cable on Tel Number +44 (0)1628 200 511

Website:

For more information visit For more information visit Fine & Country Marlow and Maidenhead <https://www.fineandcountry.com/uk/marlow-and-maidenhead>

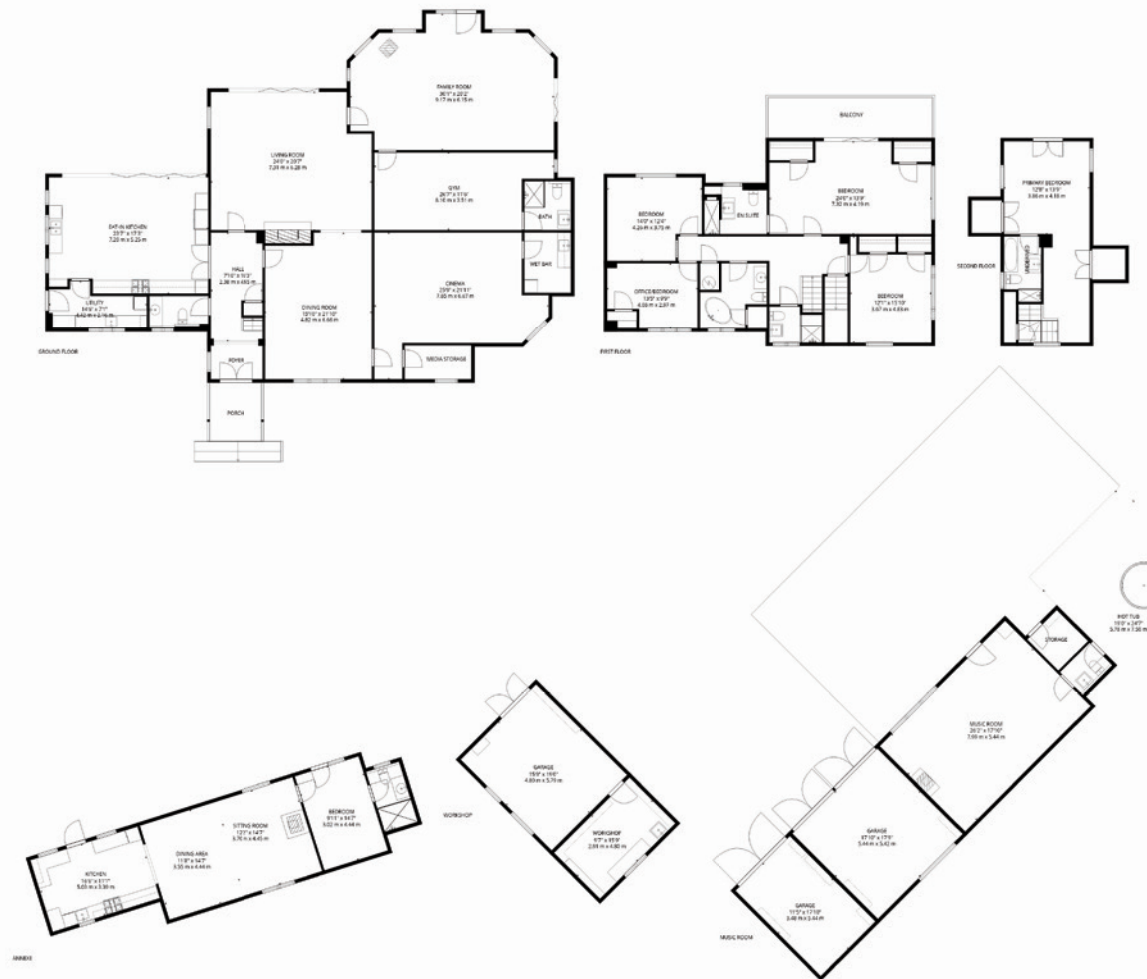
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

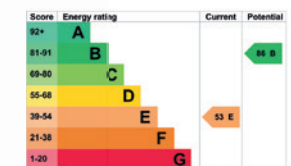
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Guest House



TOTAL: 5796 sq. ft, 539 m2

ANNEXE: 740 sq. ft, 69 m2, WORKSHOP: 0 sq. ft, 0 m2, MUSIC ROOM: 506 sq. ft, 47 m2, GROUND FLOOR: 2947 sq. ft, 274 m2, FIRST FLOOR: 1234 sq. ft, 115 m2, SECOND FLOOR: 369 sq. ft, 34 m2

EXCLUDED AREAS: WORKSHOP: 152 sq. ft, 14 m2, GARAGE: 825 sq. ft, 77 m2, STORAGE: 41 sq. ft, 4 m2,

PORCH: 68 sq. ft, 6 m2, LOW CEILING: 70 sq. ft, 6 m2, BALCONY: 146 sq. ft, 14 m2,

WALLS: 483 sq. ft, 44 m2



ROBER CABLE

PARTNER AGENT

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