

SPADE OAK FARM, WELL END
PRICE: £1,350,000 FREEHOLD

am ANDREW
MILSOM



**THE FARRIERS, 4 SPADE OAK FARM
COLDMOORHOLME LANE
BOURNE END, WELL END
BUCKS SL8 5PS**

PRICE: £1,350,000 SHARE OF FREEHOLD

Situated in this tranquil setting just a short stroll of a picturesque stretch of the River Thames, a stylish three bedroom attached barn forming part of delightful semi rural gated community which enjoys ownership of surrounding paddocks.

**SECLUDED LEVEL GARDEN
FISRT FLOOR MASTER BEDROOM SUITE
TWO GROUND FLOOR BEDROOM SUITES
CLOAKROOM OFF WINDING HALL**

**VAULTED & BEAMED
KITCHEN/DINING/LIVING ROOM WITH
THREE SETS OF FRENCH DOORS &
CENTREPIECE FIREPLACE**

**GAS CENTRAL HEATING UNDERFLOOR
WITH RADIATORS IN THE BEDROOMS**

**DOUBLE GLAZING
MODERN KITCHEN FITTINGS &
BATH/SHOWER SANITARY WARE**

**DOUBLE GARAGE, PARKING & EV POINT
CIRCA ONE ACRE OF PADDOCK LAND
SECURE GATED ENTRANCE**

TO BE SOLD WITH NO CHAIN ABOVE

Spade Oak Farm is a truly bespoke gated development of highly individual properties enjoying this alluring setting just a short level walk from the River Thames, the Sailing Club and Bourne End Marina. The Farriers is a beautifully secluded attached barn with three-bedroom suites over two floors and a magnificent principle vaulted reception space with open kitchen, dining and living areas with centrepiece fireplace with log burner and French doors to the secluded level garden. There is a double garage, driveway parking and access to the adjacent paddocks. Viewing is highly recommended.

Bourne End village centre has a comprehensive range of shopping facilities & all amenities for day to day needs - schooling in the area is highly regarded. There is a branch line railway station providing access to central London with connections at Maidenhead to the Elizabeth Line.

The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL with beamed ceiling, low brick skirting, wood effect flooring, cloaks cupboard, boiler cupboard with water softener and gas boiler, skylight window, turning stairs to first floor.

CLOAKROOM with low level wc, wash hand basin, wood effect flooring, window.

Tenure is Leasehold with share of Freehold
Lease ends on 23/09/2990
Ground Rent is £100 per annum
Service charge £180 per annum

KITCHEN/DINING/LIVING ROOM A fabulous 'three in one' circa 40ft vaulted room with wood effect flooring throughout, three sets of French doors, central fireplace with log burner and delightful aspect over the secluded garden.



KITCHEN with vaulted high ceiling and skylight window and fitted with a range of high gloss grey floor and wall units, ample granite work surfaces with Rangemaster cooker with extractor over, one and a half bowl single drainer sink unit, integrated microwave, dishwasher and fridge freezer, shelved utility cupboard with space & plumbing for washing machine.



DINING AREA with over table lights, skylight.



LIVING AREA with lovely exposed brick wall, access to garden, skylight



BEDROOM TWO with French doors to front terrace, wardrobe cupboard, door to

ENSUITE SHOWER ROOM with walk in double shower with overhead shower unit & controls, wash hand basin with cupboards below, low level wc, heated towel rail, tiled floor, velux window.

BEDROOM THREE/STUDY with fitted pull down 'study bed', French doors to front terrace, double

wardrobe cupboard front aspect room with double glazed window, built in wardrobe, radiator, door to

EN SUITE SHOWER ROOM white suite comprising shower cubicle with overhead shower, wash hand basin with cupboard below, low level wc, heated towel rail, tiled floor, window.

FIRST FLOOR

MASTER BEDROOM WITH with four velux windows and view to rear over paddock, built in wardrobe cupboards, door to



EN SUITE BATHROOM with suite of corner spa bath, shower cubicle with overhead shower unit, pedestal wash basin, low level wc, tile floor, velux window.



OUTSIDE

TO THE FRONT of the barn is a good sized garden with terracing, lawn and paved patio area with excellent seclusion provided by the brick and flint neighbours side profile and mature hedging to the other side. There is a gated front entrance with trellising and established climbers leading from the garden to the double width shingle drive and to the **DOUBLE GARAGE**



THE REAR GARDEN is an attractive feature of this property offering a high degree of privacy with a large patio area to one side leading to the remainder of the garden which is predominantly laid to lawn with well stocked flower and shrub borders, mature trees and farmland beyond.

**Ref: BOU286 EPC RATING C
COUNCIL TAX BAND G**

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666.**

DIRECTIONS: From our Bourne End office in The Parade turn left and continue through the village along the Marlow Road and just before the mini roundabout turn left into Coldmoorholme Lane. Spade Oak Farm will be found at the bottom of this winding lane on the left hand side just before the railway crossing and the River tow path.

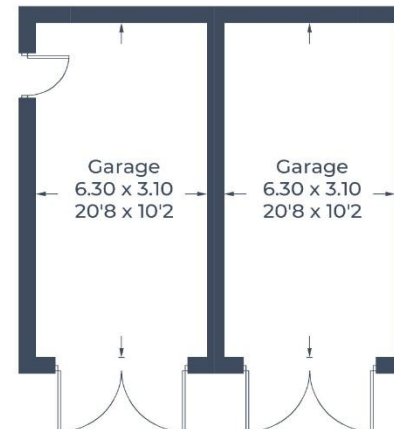
Approximate Gross Internal Area = 170.5 sq m / 1,835 sq ft
Garage = 40.9 sq m / 440 sq ft
Total = 211.4 sq m / 2,275 sq ft



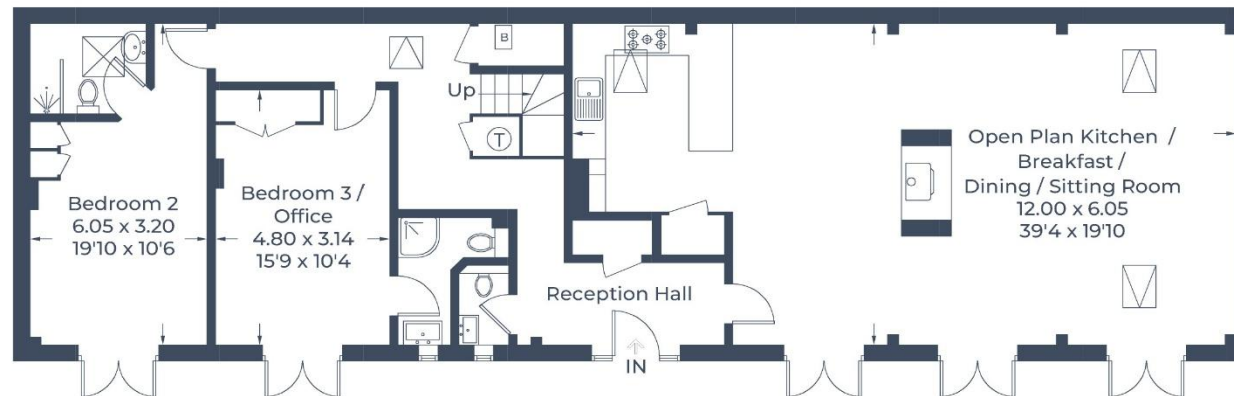
 = Reduced head height below 1.5m



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor

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

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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.