



ABBNEY ROAD

Bourne End, Buckinghamshire, SL8



A SUPERB FIVE BEDROOM FAMILY HOME

Greatly improved and extended by the current owners, 9 Abbey Road is well presented throughout and offers spacious accommodation designed for modern family living; situated in a pretty, private road close to the village centre.



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Local Authority: Buckinghamshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.



9 ABBEY ROAD

No. 9 is a wonderful family home that is very well presented and planned around modern, family life. It has been greatly improved by the current owners, and the accommodation is as shown on the floorplan.

The home is entered via a generous reception with doors to the ground floor shower room and we, snug/office and lovely living room with windows to three sides, including a large bay window to the front. Across the back of the house is the recently created kitchen/breakfast area. Beautifully fitted, the kitchen area centres around a large island and has bifold doors to the gardens. The kitchen is open to the dining area and has a door into the good-sized utility which, in turn, leads to the integral garage.

From the reception hall, stairs rise to the large landing which gives access to all of the bedrooms. The principal bedroom has a walk in wardrobe, air conditioning, and en suite shower room. There are four further bedrooms and a family bathroom.











GARDENS, GROUNDS AND LOCATION

To the front of the house, the driveway leads to the garage and provides off street parking for four cars. To the rear, there is a large terrace creating generous outside entertaining space with a pergola for the perfect dining area. The lawns are level with floral and shrub beds, specimen trees and panel fencing. There is also a very useful outbuilding currently used as a gym with a garden sauna next to it.

The popular riverside village of Bourne End offers a selection of excellent shops, restaurants, services and schools for all ages. Situated on a private road, the property enjoys a peaceful and exclusive setting while remaining conveniently placed for village amenities. The M40 and M4 motorways are easily accessible via the Marlow Bypass (A404) at Maidenhead and High Wycombe.



The railway station in Bourne End provides links to Maidenhead and the Elizabeth Line, offering fast connections to London Paddington. Heathrow Airport is approximately 22 miles away via the M4 motorway, whilst the nearby village of Cookham and the larger towns of Marlow and Beaconsfield are all within easy reach.

The area is particularly renowned for its excellent educational provision, with a wide selection of highly regarded state and independent schools nearby, catering for children of all ages. These include Sir William Borlase's Grammar School, Wycombe High School, John Hampden Grammar School and Beaconsfield High School, amongst others.

NB: All distances and times are approximate.

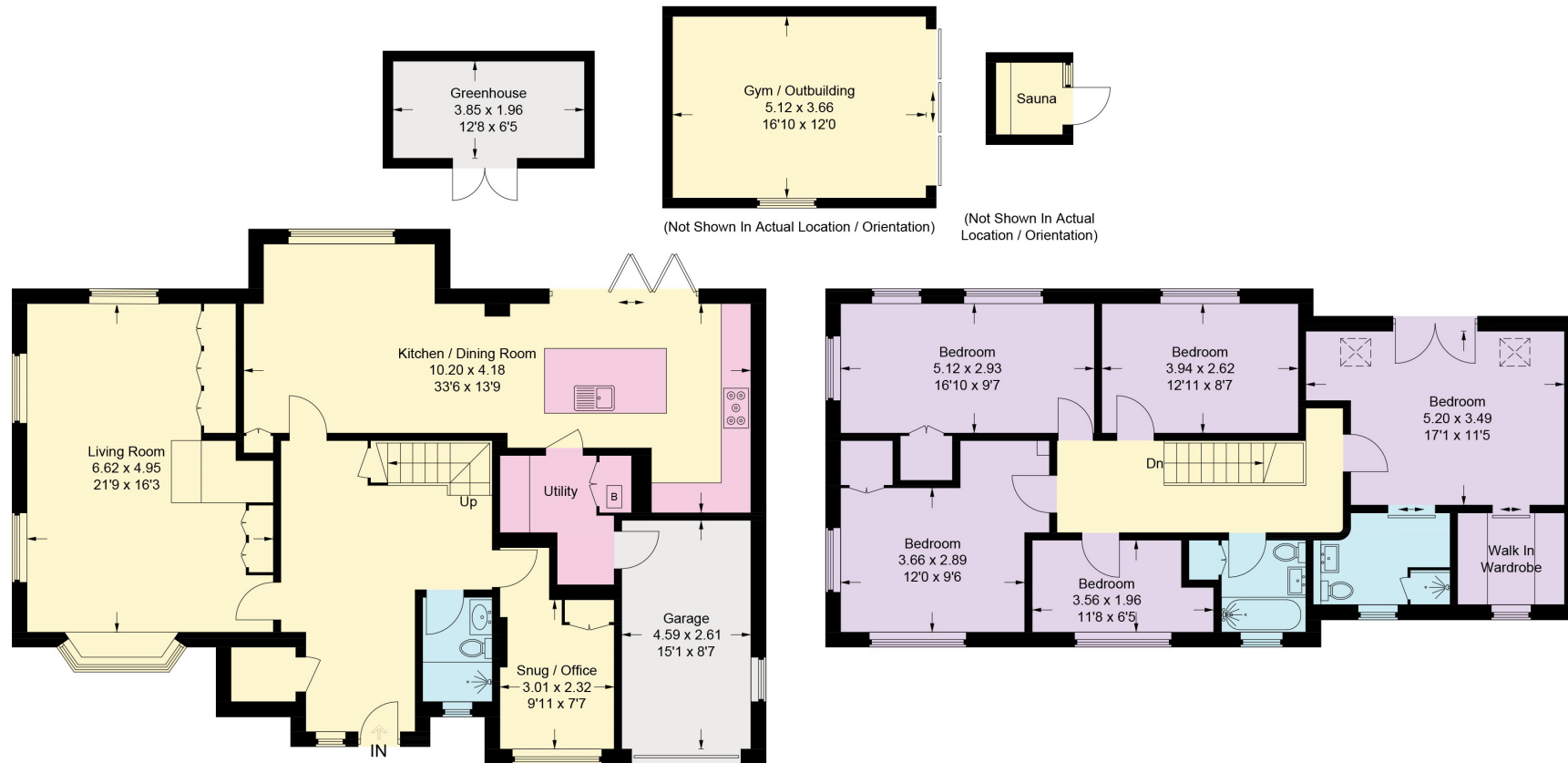
Agents Note: Please be aware there is an annual fee (circa £150.00 per annum, as of 2026) for the maintenance of the private road.



9 Abbey Road, Bourne End, Buckinghamshire, SL8 5NZ



Approximate Gross Internal Area
 Ground Floor = 121.5 sq m / 1,308 sq ft
 First Floor = 90.5 sq m / 974 sq ft
 Gym / Outbuilding / Sauna / Greenhouse = 28.1 sq m / 302 sq ft
 Total = 240.1 sq m / 2,584 sq ft
 (Including Garage)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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William Furniss

01494 689261

william.furniss@knightfrank.com

Knight Frank Buckinghamshire & Hertfordshire

St Marys Court, Amersham, Buckinghamshire

HP7 0UT

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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