



1 Old Stables
Hitcham House | Burnham | Buckinghamshire | SL1 7DP

STEP INSIDE

1 Old Stables

Ground Floor

Upon entering the property, you are welcomed by an inviting hallway that leads seamlessly through to the ground floor reception room. Featuring immaculate traditional parquet flooring laid in the 1950s and likely to be either mahogany or teak wood, and a double-aspect layout, this elegant space is bathed in natural light. A striking log-burning stove serves as a charming focal point, adding both warmth and character.

Leading on from here is the spacious country-style kitchen, also benefiting from parquet flooring, thoughtfully designed for both everyday living and entertaining. Fully fitted with integrated appliances, the kitchen boasts a central island with seating, a dedicated dining area, and enjoys a bright double-aspect outlook. It also benefits from direct access to the rear garden via a wooden staircase.

The ground floor principal bedroom, also double aspect, is generously proportioned with spacious built-in wardrobes, room to relax and benefits from its own en-suite bathroom, complete with a freestanding bath and a separate walk-in power shower.

A guest WC, conveniently located off the entrance hallway, completes the ground floor accommodation

First Floor

The first-floor reception room is full of charm and character with a fireplace and enjoying elevated views across the surrounding woodland. This inviting space benefits from direct access to a generous balcony/roof terrace through double doors, providing ample room for outdoor seating, perfect for alfresco dining or simply relaxing in the peaceful, natural surroundings. A perfect room for working from home, entertaining or relaxing with a good book.

Also on this floor, the double bedroom features a charming nook ideal for a desk or study area, complemented by an original round window and skylights that flood the room with natural light. It is complemented by a view over the traditional Stables Courtyard.

The contemporary bathroom on this level is beautifully appointed, comprising a freestanding bath with power shower, WC, and basin.

Second Floor

The unique third bedroom, set on the top floor nestled in the tree tops is a delightful and characterful space. Featuring a large skylight and an original round window, the room is filled with natural light while perfectly framing views of the surrounding greenery and woodland.

Lower ground Floor

Accessed via steps from the entrance hallway, the lower ground floor comprises a secondary kitchen with utilities. This versatile space also benefits from direct access to the rear garden, offering additional convenience and flexibility for modern living.









Outside

This unique home further benefits from its own private front and rear gardens. The front garden has a small orchard, with the remainder laid to lawn and enjoys attractive views of The Old Stables and its charming clocktower.

The secluded rear garden provides a true haven, featuring a decked area ideal for al fresco dining while taking in the peaceful surroundings of woodland and countryside beyond.

In addition, the property offers ample parking to the side, along with the convenience of a private garage.

Location

Set in the desirable Hitcham Lane area, residents enjoy immediate access to countryside footpaths and bridle paths, as well as proximity to Burnham Village High Street, out of town supermarkets, and The Bishop's Centre. The location offers reputable schools (Buckinghamshire offers excellent Grammar Schools as well as outstanding performing schools in the primary sector) and excellent transport links, including the Elizabeth Line.

The area is ideally suited for families, providing numerous opportunities for outdoor recreation, including local riding schools, lakes for water sports, sports centres, and picturesque countryside walks—all readily accessible. A variety of esteemed attractions are also located nearby, such as Legoland Windsor Resort, Burnham Beeches (a National Nature Reserve and Special Area of Conservation), Windsor Great Park, Black Park, and the historic Cliveden House.

Website

For more information visit Fine & Country Windsor windsor@fineandcountry.com

Directions

Please use the following link to locate the property:

SatNav <https://what3words.com/> Postcode: SL1 7DP what3words: ///author.shades.sculpture



Services, Utilities & Property Information

Local Authority: South Buckinghamshire

Tenure: Freehold | EPC D | Council Tax Band: G

Construction Type: Brick

Utilities: Mains Water: Thames Water, Mains Electricity: OVO Energy, Gas: OVO Energy

Mobile Phone Coverage: 4G is predicted to be available around your location.

We advise that you check with your provider.

Broadband Availability: FTTP Ultrafast Broadband available in the area.

We advise that you check with your provider.

Parking: Garage & Driveway, up to 4 spaces available

This property has two associated titles, both of which will be included within the sale.

The property is subject to a shared sewage pumping system. Maintenance and running costs are shared between the properties under an agreement, further information can be obtained from the agent.

Rights of way, easements and restrictive covenants may apply. Please contact the agent for further information.

Flood / Coal / Environmental Checks: Buyers are advised to make their own enquiries through their solicitor in respect of environmental and local authority searches.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor, Louis Byrne on Tel Number +44 (0)1753 463633

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

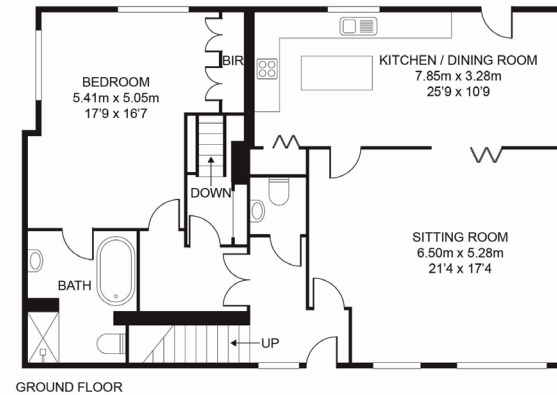
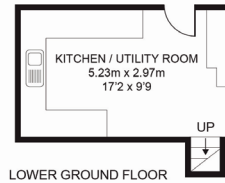
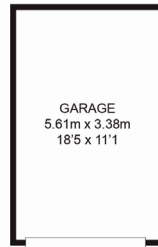
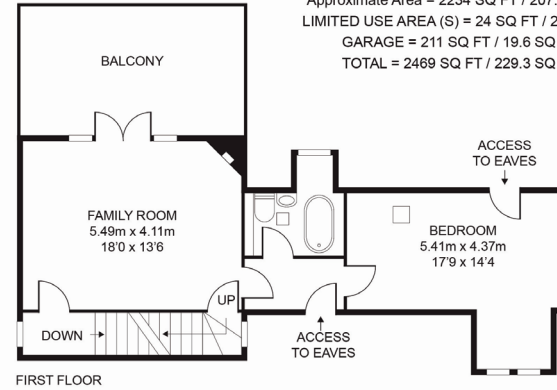
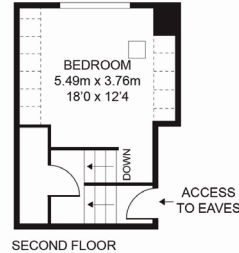
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Approximate Area = 2234 SQ FT / 207.5 SQ M
 LIMITED USE AREA (S) = 24 SQ FT / 2.2 SQ M
 GARAGE = 211 SQ FT / 19.6 SQ M
 TOTAL = 2469 SQ FT / 229.3 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

Hitcham Lane, SL1

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046. Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Trading As: Fine & Country Windsor Printed 22.04.2026





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PARTNER AGENT

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