



HEATH END ROAD, FLACKWELL HEATH
PRICE: £1,150,000 FREEHOLD

am ANDREW
MILSON

**PEREGRINE COTTAGE
92 HEATH END ROAD
FLACKWELL HEATH
HP10 9EJ**

PRICE: £1,150,000 FREEHOLD

A wonderful bespoke four bedroom detached family home, considerably enlarged from 1920's origins, with outstanding principal rooms and a 'wow' factor throughout. Stunning valley bedroom views towards Marlow.

PRIVATE GARDENS WITH CABIN/HOME OFFICE: FOUR LOVELY SPACIOUS BEDROOMS WITH STYLISH MASTER SUITE: FAMILY BATHROOM: RECEPTION HALL: CLOAKROOM FABULOUS KITCHEN/BREAKFAST/DINING ROOM WITH LARGE ISLAND: UTILITY ROOM COSY LIVING ROOM: SPACIOUS LIGHT FAMILY ROOM: GAS CENTRAL HEATING TO RADIATORS & PART UNDERFLOOR ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS & SLIDING DOORS: TASTEFUL FITTINGS, DÉCOR & FLOOR COVERINGS: COTSWOLD STONE GRAVEL DRIVEWAY: GARAGE CONVERTED TO UTILITY & STORAGE

TO BE SOLD This 1920's extended family home delivers fantastic contemporary living space to a high specification that is perfectly aligned with a natural flow and sense of style all too rarely seen. This combines effectively with a seamless connection from the ground floor to the garden courtesy of floor to ceiling modern sliding patio doors across the back of the house. At the heart of the home is the stunning open kitchen/breakfast dining room with impressive island, integrated appliances and quartz worktops. This opens into a stylish and airy front to back family room, as well as connecting to the modern utility room and cloakroom. There is a more traditional front living room, ideal as adult relaxing space. Upstairs, the balustrade landing leads to a modern family bathroom and four delightful bedrooms including the impressive Master bedroom suite (high

ceiling) with fitted en suite dressing room and shower room.

Outside there is a an attractive mainly lawned and secluded rear garden with wide patio and garden cabin. There is driveway parking for up to four cars.

Flackwell Heath village centre is within walking distance for day to day needs including shopping, sporting and social. Schooling in the area is highly regarded both at primary level in the village and for secondary within the grammar school catchment. The M40 motorway is accessible at Junctions 2-4 (Beaconsfield, Loudwater & High Wycombe) and nearby Beaconsfield links the rail user to Marylebone, London on the Chiltern line. Nearby Bourne End station links to Maidenhead for access to the Elizabeth line for fast access across London.

The accommodation comprises:

ENTRANCE PORCH with cloaks area, opening to

ENTRANCE HALL with wide-plank oak floor, turning staircase to first floor, understairs cupboard.



LIVING ROOM a relaxing reception space with bow window to front and two side windows, fireplace recess with shelving to side.



FAMILY ROOM a fresh modern light room with dramatic outlook over the garden via full height sliding doors and window, wide-plank oak flooring, aspect to front, seamless full height opening to kitchen.



KITCHEN/BREAKFAST/DINING ROOM a beautiful contemporary open room with 4 metre island with over lighting and quartz worktop incorporating twin induction hobs, ample drawers below with shelving, wine rack and seating area, base and eye level contrasting wall cupboards incorporating twin electric ovens (one x steam oven), sink unit with mirror behind, integrated dishwasher, space for fridge/freezer, feature brick wall to side, wide-plank oak flooring, wide sliding doors offering

light and immediacy of view for garden impact and access to wide paved terrace.



UTILITY ROOM accessed from the kitchen, ample storage units, worktops, ceramic sink, space & plumbing for washing machine & tumble dryer, pressurised hot water tank, door to 'garage store'.

CLOAKROOM with low level wc and wash hand basin with cupboards below, heated towel rail.

FIRST FLOOR LANDING with aspect to rear.



MASTER BEDROOM SUITE an impressive large double room with high ceiling, aspect to rear, opening to **DRESSING ROOM** with plenty of built in wardrobes and drawers & window, door to

ENSUITE SHOWER ROOM with double shower cubicle & digital controls, suspended wash hand basin, low level wc, heated towel rail, tiled floor, window.



BEDROOM TWO a delightful bright double bedroom with period barrelled ceilings and cast iron fireplace, aspect to front with far reaching view.

BEDROOM THREE another exceptional double room with aspect to rear over garden.

BEDROOM FOUR a spacious fourth bedroom with aspect to front with countryside view.



FAMILY BATHROOM a modern white suite of panelled bath with wall mounted shower over and

screen, wash basin with drawers below, tiled floor, mirror with lighting surround, heated towel rail.

OUTSIDE

To the **FRONT** there is a Cotswold stone gravel driveway behind brick walling with parking for up to 4 cars leading to a store created from the former garage. Gated side access leads to the rear.



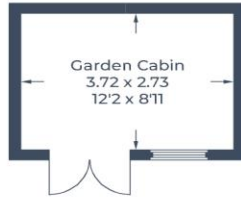
The **REAR GARDEN** features a large natural stone patio linking to the house and a reverse L shaped lawn with borders and beds, rail sleepers, panelled fencing and mature trees. There is a fully insulated and double glazed wooden cabin/home office with light, power & internet provision.

BOU259 EPC Rating D Council Tax Band E

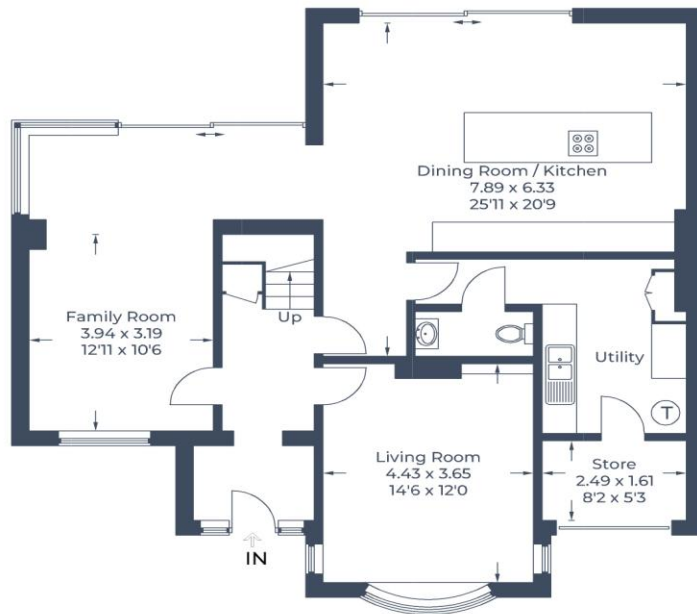
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: Using the postcode HP10 9EJ the property can be found on the right hand side as one leaves the village in the direction of High Wycombe.

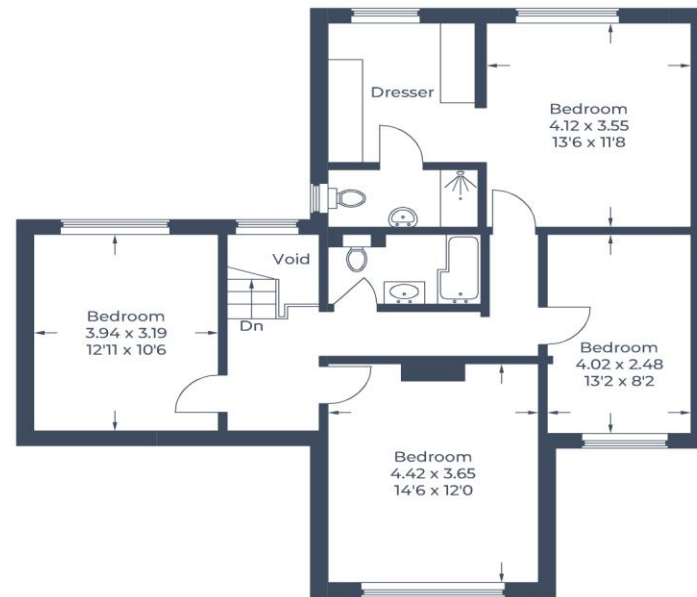
Approximate Gross Internal Area
 Ground Floor = 103.0 sq m / 1,109 sq ft
 First Floor = 80.9 sq m / 871 sq ft
 (Excluding Void)
 Garden Cabin = 10.2 sq m / 110 sq ft
 Total = 194.1 sq m / 2,090 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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

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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.