



Walton House
Marlow Road | Bourne End | Buckinghamshire | SL8 5PW

 FINE & COUNTRY

Step inside

Walton House

A generously proportioned family home, dating back to the 1930s, blending period charm with modern living, including recent kitchen/breakfast and orangery extensions offering stunning views. Further features include parquet flooring, fireplaces and contemporary skylights.

Ground Floor

The welcoming reception hall leads to the snug, kitchen, dining/living room, office/bedroom, two further bedrooms, shower room and stairs to the first floor. A standout feature is the contemporary open-plan kitchen/breakfast room and impressive orangery/sitting room with bi-fold doors opening onto the rear terrace and skylights above. The outdoor terrace is laid with the same tiles as the orangery, creating a seamless flow for indoor-outdoor living in the warmer months.

The snug, with wood-burning stove, also provides access to the utility and cloakroom. The well-appointed kitchen offers a range of fitted units and integrated appliances, complemented by tiled flooring and underfloor heating. The orangery flows effortlessly into the dining/living room, which enjoys a more traditional atmosphere with parquet flooring and a fireplace.

First Floor

To the first floor are four well-proportioned double bedrooms, including a spacious principal bedroom featuring a generous ensuite bathroom. In addition, there is a stylish family bathroom with a separate bath and shower. Two rear-facing bedrooms enjoy delightful views over the garden and adjoining fields.





Seller Insight



"I have lived here for 37 years, and from the beginning it stood out for its setting, space, and practicality. What first attracted us was the large garden and the uninterrupted views across open countryside. Being set back from the road between Bourne End and Little Marlow gives the house a strong sense of privacy and quiet, while still offering excellent access. With three children attending different schools, the walking distance to the railway station and easy links to the M40, M4 and M25 were essential, as was being less than half an hour from Heathrow. Despite this convenience, the house and garden remain calm and peaceful, with wide skies and memorable sunsets over the fields.

The house is naturally bright throughout the day and easy to make warm and comfortable in the evenings, with underfloor heating, thermal blinds and well-designed lighting. When we redesigned the main living space, the kitchen was central to our plans. It allows you to be part of family life and entertaining while remaining practical and well organised. The open layout works well for both everyday living and larger gatherings. The dining room has always been a favourite space, offering a cool retreat in summer, a cosy atmosphere in winter, and a wonderful setting for Christmas and family celebrations.

Upstairs, the bedrooms are quiet and comfortable. The main bedroom enjoys an ever-changing view across the fields, which is a lovely way to start the day. The guest area at the end of the hall, with two bedrooms and its own bathroom, has been ideal for visitors or extended family, providing privacy and flexibility.

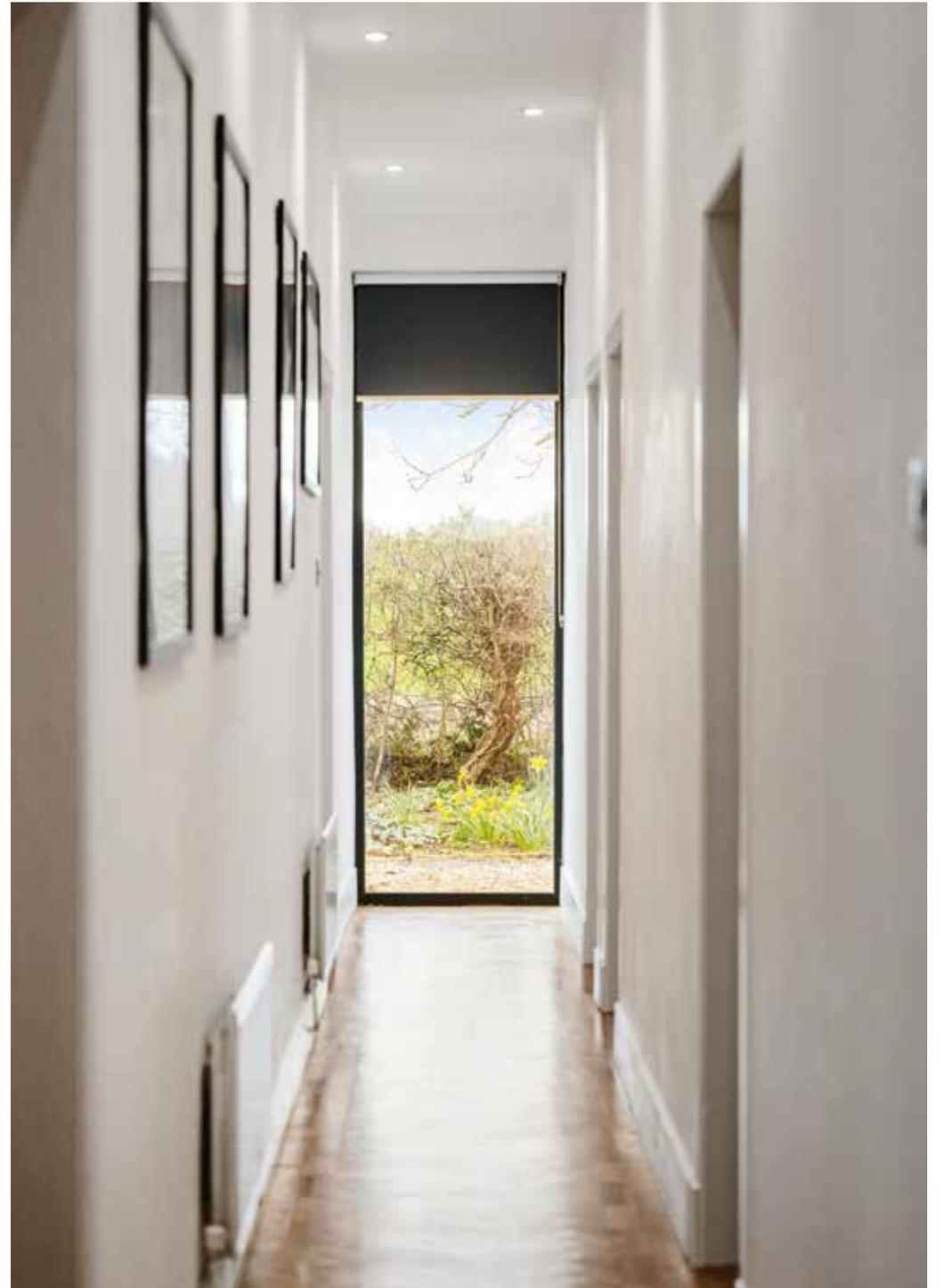
The garden has been one of the greatest pleasures of living here. It has hosted garden parties, milestone birthdays, and a large wedding with a marquee. In warmer months, opening the doors to the patio, finished to match the interior flooring, creates a seamless indoor-outdoor living space that is ideal for entertaining. The apple trees, lawns, and open outlook make it a peaceful place to relax.

The surrounding area offers excellent country walks, including routes towards the river and nearby villages, as well as easy access to local pubs and amenities. The local community is friendly and supportive, with an active residents' association and strong neighbourhood spirit.

*This home has adapted to our family's needs over many years and has supported a busy, active lifestyle. We will miss the light-filled spaces, the kitchen at the centre of the house, the garden in summer, and the dining room at Christmas. It has been a much-loved home, and we hope it will offer the same enjoyment to its next owners."**

* 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.











Step outside

Walton House

Outside

To the front, a gravelled driveway, with brand new electric gates, provides ample off-road parking and leads to three garages, including a tandem garage to the left-hand side of the house. Two electric vehicle charging points are also available, while a brick boundary wall offers privacy.

Set within a plot of approximately 0.44 acres, the property enjoys south-facing rear gardens that border open fields to one side. A paved terrace adjoins the house, with direct access to the orangery and kitchen, ideal for outdoor entertaining. The gardens are predominantly laid to lawn and are beautifully screened by mature shrubs, trees and hedging, creating a private and tranquil setting.

Location

Outstanding Education

The property is ideally positioned on the western edge of Bourne End, within easy reach of a range of well-regarded local schools, both primary and secondary, making it an excellent choice for families.

Effortless Connections

Local shops and restaurants are approximately 0.7 miles away, with the mainline station around 0.9 miles, offering convenient links via Maidenhead to the Elizabeth Line. The A404 provides swift access to the M40 and M4, while Heathrow Airport is around 30 minutes away. The picturesque town of Marlow is just 2.7 miles away.

Surrounded by Green Belt Countryside

Set close to scenic walks and footpaths, the location enjoys direct access to beautiful countryside leading towards the river and nearby Little Marlow, offering a peaceful and picturesque setting.

Services, Utilities & Property Information:

Local Authority: Wycombe

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

Construction: Standard brick

Heating: Gas central heating

Electricity supply: British Gas

Water supply: Thames Water Utilities Ltd

Drainage: Mains

Broadband: FTTC - Superfast Broadband Speed is available in the area, with predicted highest available speeds of 30Mbps. We advise that you check with your provider.

Mobile Coverage: 4G mobile signal is available in the area we advise you to check with your provider.

Off Road Parking Spaces: 3 garages, 3 driveway spaces

Directions:

Postcode: SL8 5PW

what3words location: ///comic.gifts.bolt

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on + 44 (0) 1628 200 511 or contact the agents Jane Smith +44 (0) 7854 410 766 & Gerry Davies + 44 (0) 7815 735 869

Website

For more information visit F&C Marlow & Maidenhead

<https://www.fineandcountry.co.uk/marlow-and-maidenhead-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

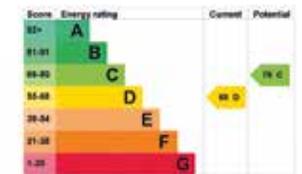






TOTAL: 2385 sq. ft, 221 m2
 1st floor: 1736 sq. ft, 161 m2, 2nd floor: 649 sq. ft, 60 m2
 EXCLUDED AREAS: GARAGE: 607 sq. ft, 57 m2, PORCH: 39 sq. ft, 4 m2, " ": 478 sq. ft, 44 m2,
 LOW CEILING: 112 sq. ft, 10 m2, STORAGE: 21 sq. ft, 2 m2, WALLS: 222 sq. ft, 22 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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