



Tithe Cottage, Dorney Wood Road, Burnham, Buckinghamshire. SL1 8EQ

Guide Price £1,995,000 FREEHOLD

KRAIG BUTLER

exp[®] UK

@ kraig.butler@exp.uk.com

kraigbutler.exp.uk.com

07860 332 825

Tithe Cottage, Dorney Wood Road, Burnham, Buckinghamshire. SL1 8EQ

An exceptional home set within mature grounds and behind an imposing gated entrance on the edge of Burnham village, enjoying a peaceful semi-rural outlook while remaining conveniently positioned for Maidenhead, Beaconsfield and Slough.

5 Double Bedrooms | 4 Bathrooms (3 En Suites) | Spacious Reception Hall w/Cloakroom | 5 Reception Rooms | Open Plan Kitchen & Dining | Utility Room | Gated Entrance w/Driveway Parking | Double Garage & Carport | Attractive Gardens

THE PROPERTY: Extending to over 3,800 sq ft of living accommodation, this superbly appointed home seamlessly blends contemporary living with the charm and character of its 1930s origins. Beautifully presented throughout, the interiors combine modern finishes with period features, including solid wood doors, exposed beams, wood flooring, and leaded light windows.

The accommodation is arranged around an inviting reception hall, centred on an elegant staircase rising to the first floor. The ground floor offers a wonderful balance of formal and informal living spaces, including a bay-fronted dining room, a sitting room with feature fireplace and wood-burning stove, and a generous family room with adjoining snug and a private study.

At the heart of the home lies a well-designed kitchen/breakfast room, fitted with high-quality appliances, excellent storage, and a central island, with ample space for informal dining and direct access to the garden. A separate utility room and cloakroom complete the ground floor.

Upstairs, the principal bedroom suite is particularly impressive, featuring a spacious fitted dressing room and a luxurious en suite bath and shower room. There are two further en suite bedrooms, in addition to two well-proportioned double bedrooms served by a family bathroom.





OUTSIDE: The property is set well back from the road, approached via a generous gated driveway providing ample off-street parking. A detached car port offers sheltered parking or additional storage, complemented by an adjoining secure garden store, while a detached double garage with electric roller doors is topped by a versatile studio room, ideal for a variety of uses.

The gardens wrap around the side and rear of the home and have been thoughtfully landscaped to create a private and tranquil setting. A broad, level lawn is bordered by well-stocked beds, mature trees, and established hedging, while an expansive patio extends across the rear of the property, perfectly suited to outdoor dining and entertaining.

SITUATION: The property enjoys a delightful semi-rural position on the edge of Burnham village, with the beautiful Burnham Beeches close by, offering superb opportunities for walking, cycling, and outdoor pursuits. Everyday amenities, including supermarkets and restaurants, are within easy reach.



The area is particularly well connected, with convenient access to the M4 and M40, providing excellent links to London and the wider motorway network, as well as Heathrow Airport. Rail services from Burnham and Taplow offer direct routes to London Paddington and Reading, further enhanced by the Elizabeth Line, providing fast and efficient access into central London.

Burnham is also highly regarded for its excellent selection of schooling, with a wide range of well-regarded state and independent options available locally.

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Oil Fired Central Heating, private drainage, mains electricity & water

COUNCIL TAX: BAND H

EPC RATING: D

DIRECTIONS: what3words: ///
points.spray.rewarding

FOR ENQUIRIES QUOTE REF: KB-1250



Approximate Gross Internal Area
 Ground Floor = 182.8 sq m / 1,968 sq ft
 First Floor = 161.4 sq m / 1,737 sq ft
 Garage / Outside Cupboard = 57.7 sq m / 621 sq ft
 Total = 401.9 sq m / 4,326 sq ft
 (Excluding Void / Carport)

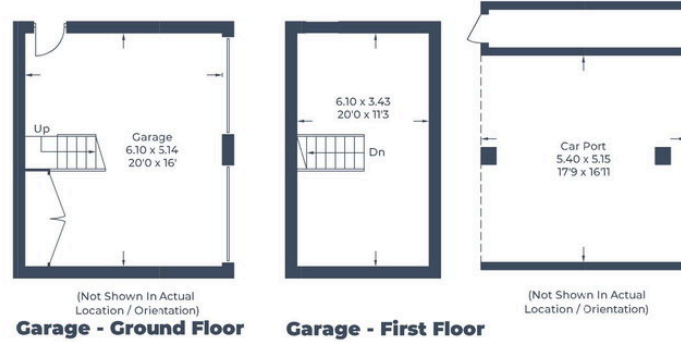
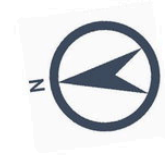


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing