

F&P  
AGENCY

Brookdale

Bourne End, Buckinghamshire

F&P AGENCY MARLOW & BOURNE END REGION



Nestled on Cores End Road, this enchanting Victorian character cottage, dating back to 1887, presents a rare opportunity to acquire a home that perfectly marries historical charm with modern convenience. Recently re-decorated throughout, this property is offered with a guide price of £525,000 and the significant advantage of no onward chain. This two-bedroom, one-bathroom, one-reception house is an ideal purchase for those seeking a picturesque property in a highly sought-after Buckinghamshire village, renowned for its wonderful community spirit.

# Details

## PROPERTY PROFILE

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- Victorian character cottage built in 1887
- Open plan living and dining room with bay window and fireplace
- Super kitchen with breakfast bar, range cooker and underfloor heating
- Two double bedrooms, one with built in wardrobes
- Bathroom with separate shower cubicle and utility cupboard with washing machine
- Off road parking to the front
- Garden to the rear with decked seating area
- Selection of well regarded schooling at primary, secondary and grammar levels
- Convenient location, a half mile level walk to the centre of Bourne End village and train station
- Countryside and Thames walks close by

Upon entering, you are greeted by an initial entrance hall, providing a welcoming transition into the home. From here, a door leads into the open-plan living and dining room, a versatile space designed specifically for both relaxation and entertaining, while stairs ascend to the first floor. This inviting reception area is bathed in natural light from a charming bay window and features a cosy fireplace, creating a warm and inviting atmosphere throughout the seasons. The seamless flow between living and dining areas enhances the sense of space and connectivity, making it an ideal setting for hosting guests and social gatherings.

The heart of this cottage is its super kitchen, a beautifully appointed space that will delight any home cook. It boasts a stylish breakfast bar, a high-quality range cooker, and the added luxury of underfloor heating, ensuring comfort even on the chilliest mornings. While perfectly functional for daily life, the kitchen's design complements the adjacent open-plan reception, allowing for easy serving when entertaining.

Ascending to the first floor, you will find two generously sized double bedrooms. The master bedroom benefits from practical built-in wardrobes, offering ample storage and contributing to a clutter-free living environment. The second double bedroom provides flexibility, perfect for guests, a home office, or a growing family. The well-appointed bathroom features both a bath and a separate shower cubicle, catering to all preferences. A thoughtful addition is the utility cupboard, conveniently housing a washing machine, maximising space and efficiency.

Externally, the property continues to impress. To the front, off-road parking provides invaluable convenience in this popular location. The rear garden is a private oasis, featuring a delightful decked seating area, perfect for al fresco dining, entertaining, or simply enjoying a quiet moment outdoors. The garden offers a lovely balance of low-maintenance areas and space for planting, allowing residents to create their own green haven.

# Location

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## THE NEIGHBOURHOOD

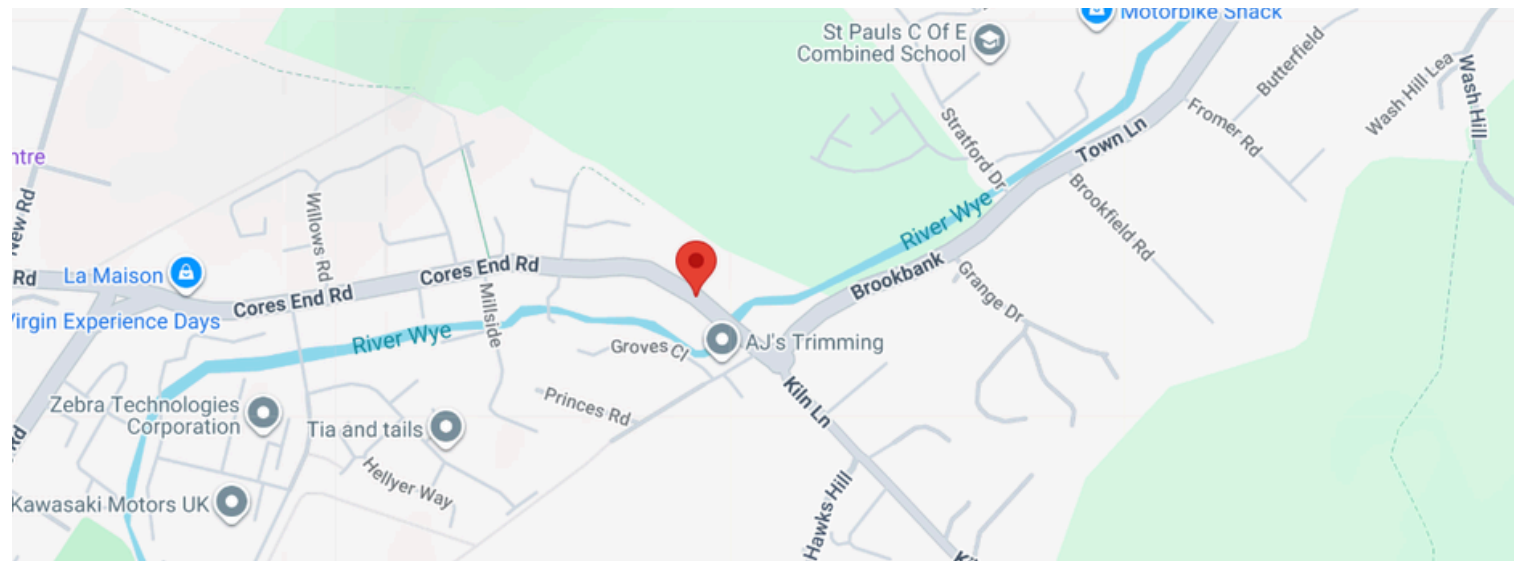
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The location of this cottage is truly exceptional. It benefits from a convenient position, being just a half-mile level walk to the vibrant centre of Bourne End village. Here, residents can enjoy a range of local amenities, independent shops, cafes, and restaurants, all within a community known for its welcoming atmosphere. The Bourne End train station, also within easy walking distance, provides excellent links with a connection to the Elizabeth Line from Maidenhead, making it an ideal spot for commuters. Furthermore, the property is surrounded by a selection of well-regarded schooling options at primary, secondary, and grammar levels, making it an attractive choice for families.

For those who appreciate the outdoors, the property is perfectly situated with countryside and Thames walks close by. Imagine leisurely strolls along the riverbank or exploring the beautiful Chiltern Hills, all within easy reach of your doorstep. This cottage offers not just a home, but a lifestyle, combining village charm with accessibility to nature and urban centres.

Early viewing is highly recommended to fully appreciate the unique appeal of this delightful Victorian home.

Brookdale,  
Cores End Road,  
Bourne End,  
Buckinghamshire,  
SL8 5HH





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# Brookdale, Cores End Road

Approximate Gross Internal Area = 80.2 sq m / 864 sq ft



**First Floor**



**Ground 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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# Team



Giles Davidson  
Managing Partner, Marlow & Bourne End Region

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