

HEDSOR ROAD, BOURNE END
PRICE: OFFERS OVER £1,000,000

FREEHOLD

am ANDREW
MILSOM



**LION LODGE
HEDSOR ROAD
BOURNE END
BUCKS SL8 5EE**

PRICE: OIE £1,000,000

A handsome double fronted detached Victorian home with tasteful extension enabling a generous sized kitchen/breakfast room opening to the garden views over farmland beyond - edge of village setting within easy access of both Bourne End and Cookham village centres.

**SECLUDED FRONT & REAR GARDENS BACKING
ONTO FIELDS
FRONT & REAR VIEWS
FOUR DOUBLE BEDROOMS
EN SUITE TO MASTER BEDROOM
FAMILY BATHROOM
GENEROUS HALL
21FT LIVING ROOM WITH FRENCH DOORS TO
GARDEN
FAMILY ROOM WITH BAY WINDOW
DINING ROOM OPENING TO LARGE
KITCHEN/BREAKFAST ROOM
UTILITY ROOM AND CLOAKROOM
GARAGE & DRIVEWAY PARKING**

TO BE SOLD: This attractive late 19th century detached four-bedroom home offers good sized family accommodation with well-proportioned traditional rooms including an impressive kitchen extension that opens to the garden and enjoying views over the fields beyond. There is a richness of character and light aspect courtesy of high ceilings, large sash windows, wooden floorboards and dual aspect rooms which help make Lion Cottage an authentic Victorian home in lovely natural surrounds. This engaging semi-rural setting between Bourne End and Cookham offers ease of access to both villages for day-to-day needs - schooling in the area is highly regarded. There are branch line railway stations both

in Bourne End and Cookham Rise linking, via Maidenhead, to London Paddington which will ultimately connect to Crossrail. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

ENTRANCE HALL of spacious design with stained glass front door, wooden floor boards, turning staircase to first floor, under stairs cupboard



LIVING ROOM a lovely treble aspect room with feature cast iron & tiled fireplace with marble surround and two sets of French doors to the front veranda and rear garden, two glass display/storage cabinets, wooden flooring.



FAMILY ROOM with double glazed bay window overlooking the front garden, wood flooring, double doors to



DINING ROOM with aspect to side, wood flooring, opening to



KITCHEN/BREAKFAST ROOM a lovely family room with flow courtesy of wooden floor boards, stable door to side and French doors to garden – range of white base level units including drawers and open storage/racks, with polished Iroko worktops, double bowl sink unit with mixer tap, space for gas range style cooker, space & plumbing for dishwasher & space for fridge/freezer, larder cupboard, part vaulted ceiling with velux window, door to

UTILITY ROOM with door to garden, wall mounted gas fired boiler, butler sink, space & plumbing for washing machine velux window.

CLOAKROOM with low level wc & wash hand basin.

FIRST FLOOR

LANDING with split landing leading to with access to loft space, window to rear.



BEDROOM ONE a front aspect room with two double glazed sash windows and further side window, view to fields, painted floorboards, door to.

ENSUITE SHOWER ROOM with shower cubicle and shower controls, wash hand basin, low level wc, heated towel rail, tiled floor, window to side.



BEDROOM TWO a front aspect room with two double glazed sash windows, exposed wooden floor,



BEDROOM THREE a treble aspect room with far reaching view over garden to fields.

BEDROOM FOUR with two built in wardrobe cupboards, window to side.

BATHROOM of individual lay out with high ceiling and velux window - white suite of enamel bath with overhead shower & screen, wash hand basin with shelving below, low level wc, airing cupboard housing hot water tank, tiled floor, window to rear with view.

OUTSIDE



The **REAR GARDEN** is mainly lawned and backs onto fields and has a rear decking area for admiring the view, a wraparound paved terrace & steps, adjoining side veranda & timber garden shed. There is a **FRONT** lawned garden behind hedging and driveway leading to a detached **GARAGE** with side-by-side parking approached by single driveway.

EPC BAND: D **COUNCIL TAX BAND: G**
Ref: BOU262

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. Continue along this road which continues becomes Hedsor Road and turn left on the right-hand bend into the continuation of Hedsor Road. Pass the Garibaldi Pub and Lion Cottage is the second house from the end before reaching Heavens Lea..

ANTI MONEY LAUNDERING REGULATIONS:
(AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

Approximate Gross Internal Area = 165.0 sq m / 1,776 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 180 sq m / 1,937 sq ft



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

© CJ Property Marketing Produced for Andrew Milsom

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.