



Walton House Marlow Road, Bourne End

£1,350,000



Robertsons

# Walton House Marlow Road

Bourne End, Bourne End

An elegant detached family home set in a plot of 0.35 of an acre. Walton House is a wonderfully light and spacious family home offering stunning uninterrupted views across idyllic adjoining countryside. The house is naturally light during the day and easy to make warm during the evenings with underfloor heating, thermal blinds and well designed lighting.

Ground Floor

The open-plan kitchen/breakfast room opens into the living room providing an expansive and welcoming area full of light. This area is an excellent size and the well-appointed kitchen provides a wonderful family hub and superb entertaining space. The spacious and light Living room opens onto the impressive terrace through bi-fold doors.

The adjoining snug room contains a wood burning stove and leads to the downstairs cloakroom and utility room.

Leading from the living room, the formal dining room offers a cool retreat in the summer and a wonderful setting for Christmas and family celebrations.

The ground floor also has an office/bedroom and two further bedrooms, Bathroom and stairs to the first floor. The ground floor bedrooms and shower room at the end of the hall provide a useful living area for guests staying over.

Council Tax band: G

Tenure: Freehold





### First Floor

Upstairs there are four good sized double bedrooms. Both the principal bedroom with its spacious ensuite and Bedroom 3 enjoy wonderful views over the garden and surrounding countryside. There is also a family bathroom upstairs with separate bath and shower.





### Outside Space

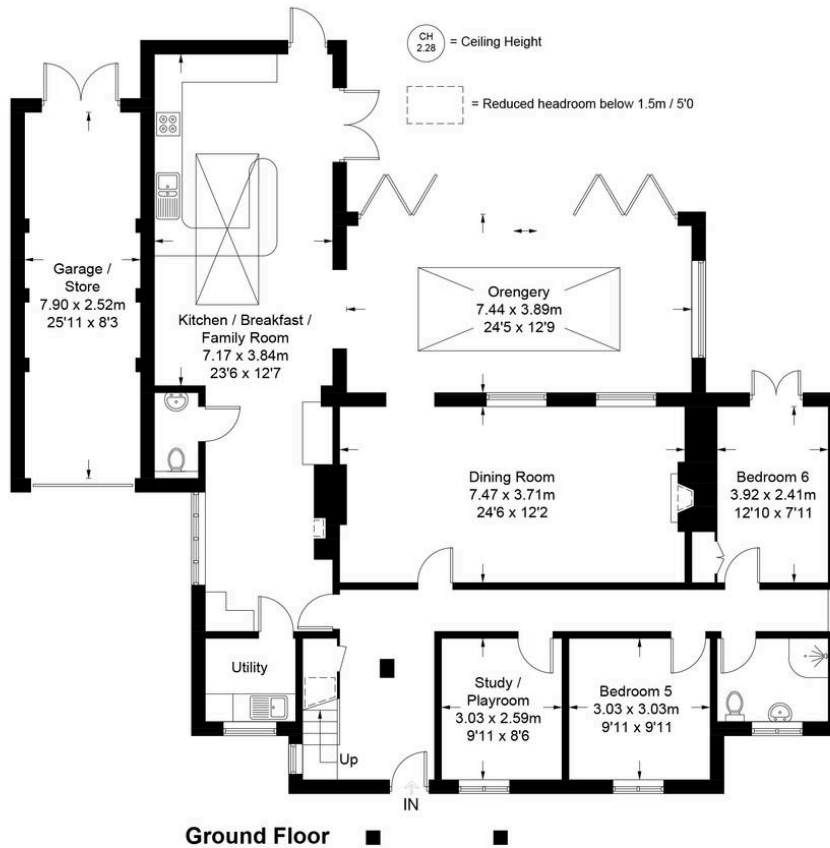
Walton House is set back from Marlow Road by a driveway with more than ample parking available. There are new electric gates, three garages and two electric charging points.

The garden is mainly laid to lawn, with three apple trees, other trees, rambling roses and mature shrubs making it perfectly suited to family life. The terrace is the same paved flooring as the kitchen and living area so when the doors are open the result is an expansive open entertaining/living area.

The garden provides a peaceful and private space with a south facing aspect which borders open countryside on one side and contains a lovely rose garden.



Approximate Gross Internal Area  
 Ground Floor = 165.5 sq m / 1781 sq ft  
 First Floor = 67.6 sq m / 728 sq ft  
 Garages / Store = 61.6 sq m / 663 sq ft  
 Total = 294.7 sq m / 3172 sq ft



Ground Floor ■ ■



First Floor

Floor Plan produced for Robertsons by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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