

HUNT & NASH

Est. 1938

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Lion Lodge, Hedsor Road, Bourne End Buckinghamshire SL8 5EE

STUNNING DETACHED FAMILY HOME: PERIOD FEATURES
TWO/THREE RECEPTION ROOMS: FABULOUS KITCHEN/BREAKFAST ROOM
UTILITY ROOM: CLOAKROOM: FOUR DOUBLE BEDROOMS
EN SUITE TO MASTER BEDROOM: FAMILY BATHROOM
LOVELY VIEWS: DRIVEWAY & GARAGE: PRIVATE FRONT & REAR GARDENS
COUNCIL TAX BAND G: EPC RATING D



Superbly presented and tastefully decorated throughout is this stunning detached family house built, we believe, around 1898 with lovely period features and uninterrupted rear views over Hollands Farm.

This delightful home has been cleverly extended to provide spacious accommodation suitable for modern day living whilst retaining some of the beautiful features a period home affords. On the ground floor there is a double aspect sitting room with doors to both the front and rear gardens and an attractive fireplace. A complementing family room is perfect for cosy winter evenings, with double doors to the dining room that in turn opens into the kitchen.

The kitchen benefits most from the extension and is fitted with an ample range of units below wooden work tops with space for the usual appliances. There is a stable door to a patio area for 'al fresco' dining and double doors at the rear lead out to the garden. A separate utility room and cloakroom complete the ground floor offering.

On the first floor there are four double bedrooms including a dual front aspect master bedroom with en suite shower room plus a contemporary family bathroom.

From Hedsor Road there is a driveway leading to a detached single garage and parking for several cars. Both the front and rear gardens are laid mainly to lawn. Mature hedging to the front of the property provides plenty of privacy whilst the rear garden enjoys lovely views over the adjoining farmland.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. There are various sporting facilities and opportunities locally including golf at Beaconsfield, and Flackwell Heath, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

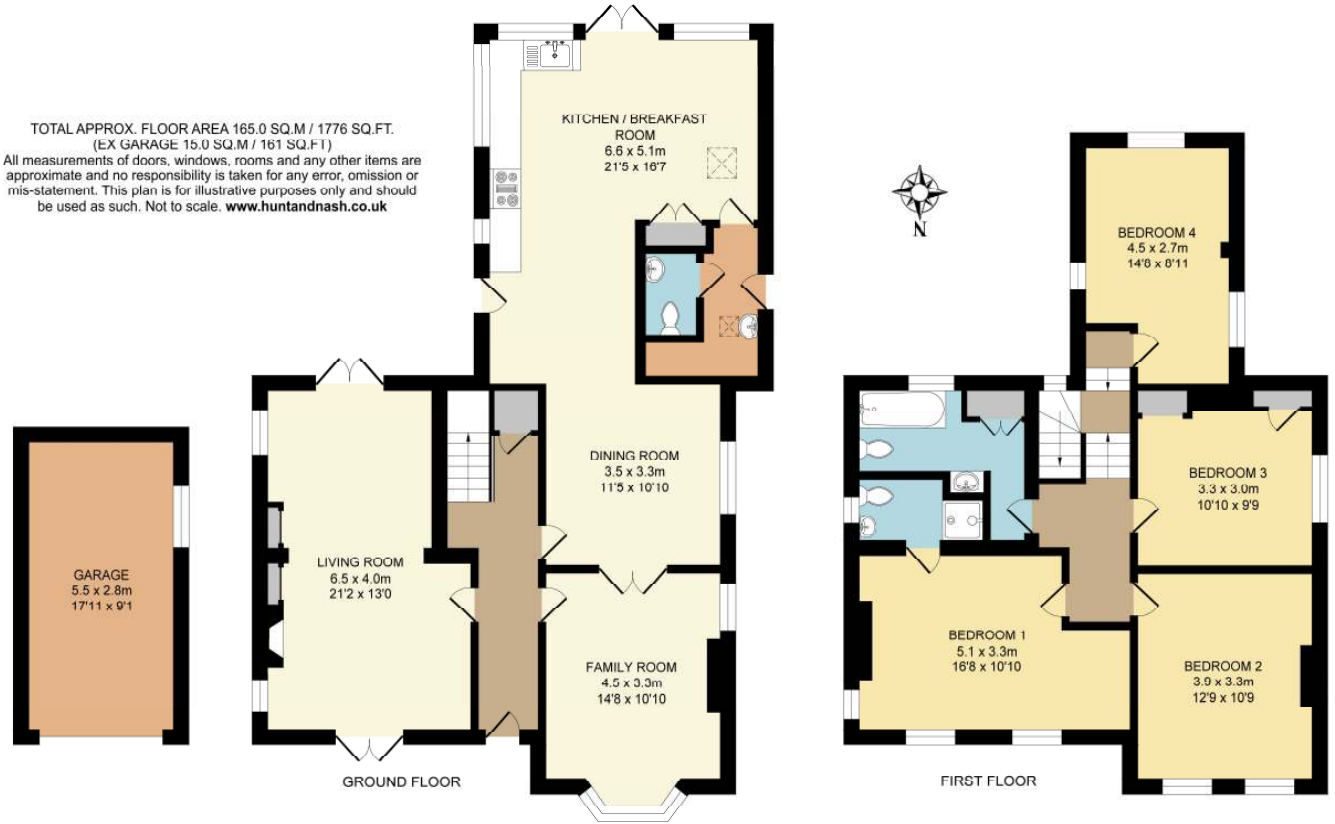
GUIDE PRICE . . . £1,050,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 165.0 SQ.M / 1776 SQ.FT.
 (EX GARAGE 15.0 SQ.M / 161 SQ.FT)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk



Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 29 mins | London Paddington - 35 mins - ELIZABETH LINE





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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