

HUNT & NASH

Est. 1938

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# 10 Claytons Meadow, Bourne End Buckinghamshire SL8 5DQ

**SUPERBLY APPOINTED FAMILY HOME: GENEROUS SOUTH FACING RIVERSIDE GARDEN  
FOUR DOUBLE BEDROOMS: STYLISH EN SUITE BATHROOM  
SEPARATE SHOWER ROOM: CLOAKROOM: SITTING ROOM: FAMILY ROOM: STUDY  
FABULOUS KITCHEN/BREAKFAST ROOM: SEPARATE UTILITY ROOM: HOME OFFICE  
AMPLE PARKING & ATTACHED GARAGE: CUL DE SAC: CENTRAL LOCATION  
COUNCIL TAX BAND G: EPC RATING C**



Situated towards the end of a quiet cul de sac, adjacent to Bourne End Recreation Ground with a generous rear garden adjoining The River Wye, this fabulous detached family house has been cleverly remodelled to take full advantage of a southerly rear aspect allowing plenty of natural light.

The ground floor accommodation is centred around a large, well planned kitchen/breakfast room with a central island and an ample range of fitted units with integrated appliances. There is a seating area with double doors to the rear garden and a separate area for dining. Off the kitchen is a separate utility room and off the hall is a cloakroom. Complementing the kitchen are two spacious reception rooms, including a living room and a family room, plus a very practical study. In the family room there is a foldaway double bed that is useful for visitors.

On the first floor there are four double bedrooms, some of which have fitted wardrobes. The spacious master bedroom enjoys a rear aspect and a stylish four piece en suite bathroom with a separate walk in shower. There is a second shower room serving the three other bedrooms.

A particular feature of this lovely home is the well maintained south facing rear garden that is stocked with a variety of mature trees and shrubs providing plenty of privacy. There is access to the river and a covered out door seating area adjacent to the kitchen. Access to the front of the property leads to a gravelled driveway providing off road parking for several cars and there is area of lawn with a mature fruit tree. The garage extends to about 19ft with an adjoining home office that can also be accessed from the covered seating area at the rear of the house.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Beaconsfield, 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 . . . £1,250,000 . . . 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  
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TOTAL APPROX. FLOOR AREA 220.0 SQ.M. (2368 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](http://www.huntandnash.co.uk)





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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