



Northern Heights  
Bourne End

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**ab**  
bonners & babingtons



This stunning 5 bedroom home located in this sought after RIVERSIDE VILLAGE with LARGE CORNER PLOT GARDENS and superb CONTEMPORARY INTERIOR and situated along a PRIVATE DRIVE within walking distance of local amenities.

Northern Heights, Bourne End, Buckinghamshire, SL8 5LE

Guide Price £1,550,000

- SOUGHT AFTER RIVERSIDE VILLAGE EXCELLENT TRANSPORT LINKS
- 4 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- 5 DOUBLE BEDROOMS
- 3 SUPERB BATHROOMS
- LANDSCAPED GARDENS
- WALKING DISTANCE OF TRAIN STATION
- FLEXIBLE LIVING
- DOUBLE GARAGE



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PROTECTED



## Bourne End

Bourne End sits on the River Thames on the Bucks/Berkshire border. The village boasts a vibrant Parade of shops, coffee shops and restaurants, a sizeable Marina, two sports grounds and a long established Sailing Club. For schooling Bourne End is served by its own primary school and the Bourne End Academy.

Transport links are excellent with its own railway station connecting to Maidenhead station with regular services to Paddington London and the M4 (J8/9) and M40 (J4) motorways within easy reach.



## Description

A fabulous 5 bedroom home located along an exclusive private drive with generous grounds on the outskirts of this sought after riverside village and within walking distance of the mainline train station and amenities.

Maple House is a superb modern home with attractive elevations offering flexible living with a superb contemporary interior.

You approach the ground floor through a pillared canopy porch which opening to an impressive reception hall with staircase with turn balustrade, there is a modern cloakroom, the living room enjoys a triple aspect with bi-fold doors opening onto the outside entertaining terrace, there are double doors from the hall opening into a good size dining room, there is a fully fitted study with built in bookshelves, storage and desk overlooking the gardens, the kitchen/breakfast room is well equipped with built in appliances and central island with door to the utility room, the family room is open plan to the kitchen, again with bi-fold doors opening onto the rear entertaining space. The ground floor has a lovely light and airy flow and offers real versatile living space.

On the first floor the galleried landing gives access to the 5 double bedrooms and family bathroom. The master bedroom incorporates a range of built in wardrobes and sizeable en suite bathroom. The guest bedroom also benefits from a refitted stylish en suite shower room, there are 3 further double bedrooms and a fabulous refitted luxury family bathroom together with walk in shower.

## Outside

The block paved shared driveway leads to a double garage with light and power together with useful loft storage. The gardens are an undoubted feature of the property enjoying a sunny aspect with extensive entertaining space including a raised area boasting a pizza oven, barbecue and summer house. There is a good size lawn area with flower and herbaceous borders. The property benefits from gas central heating, double glazing and alarm system.

Bourne End sits on the River Thames on the  
Buckinghamshire border. The village boasts a vibrant





## General Remarks and Stipulations

**Tenure**  
Freehold

**Post Code**  
SL8 5LE

**Services**

**Viewing**

Strictly by appointment with  
Bonners & Babingtons

**EPC Rating**  
76

**Fixtures and Fittings**

Text

**Local Authority**

**Important Notice**  
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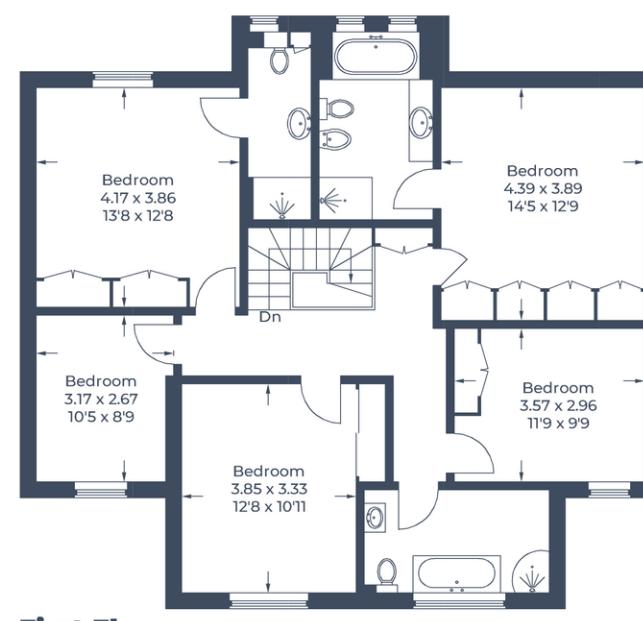
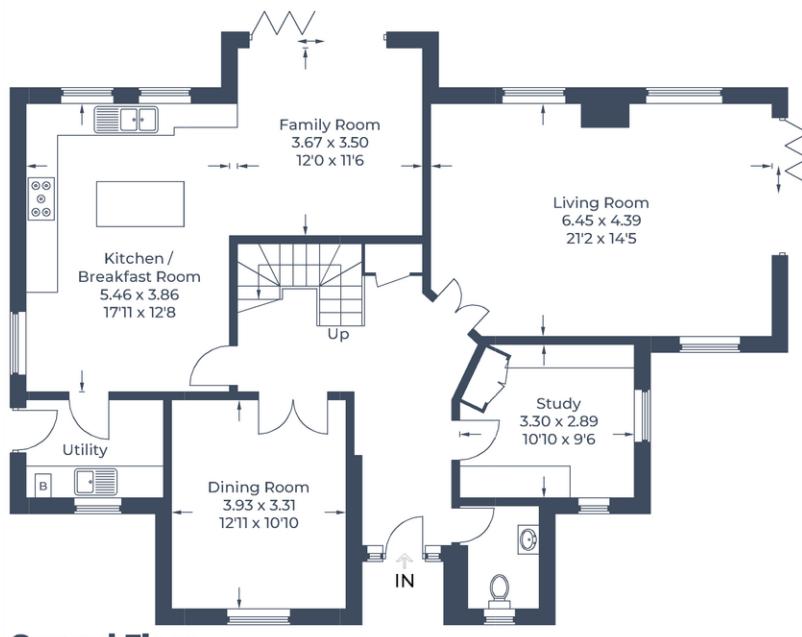
Approximate Gross Internal Area (Including Garage)

Ground Floor = 113.6 sq m / 1,223 sq ft

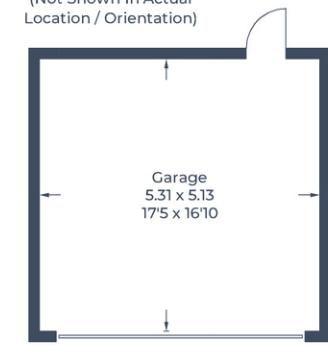
First Floor = 103.9 sq m / 1,118 sq ft

Outbuildings = 37.5 sq m / 404 sq ft

Total = 255.0 sq m / 2,745 sq ft



(Not Shown In Actual Location / Orientation)



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

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