



A stunning 5 bedroom home located in this sought after riverside village of Bourne End
Northern Heights, Bourne End, Buckinghamshire, SL8 5LE

www.bb-estateagents.co.uk



bonners & babingtons



A fantastic 5-bedroom home with generous gardens

Maple House, Northern Heights, Bourne End, Bucks, SL8 5LE

Bourne End Mainline Station 0.8 miles, Maidenhead Station 5.9 miles, Marlow 3.8 miles, Beaconsfield 4.2 miles, London 29 miles, Heathrow Airport 18 miles

- Flexible Living Space
- Sought After Riverside Village
- Exclusive Private Road
- Excellent Transport Links
- Walking Distance of the Mainline Station & Amenities
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- 5 Double Bedrooms
- 3 Bathrooms
- Double Garage with Ample Parking
- Fabulous Landscaped Gardens
- Superb Entertaining Terraces

About 0.3 acre

Guide Price £1,550,000



3 Anglers Court, Spittal Street, Marlow,
Buckinghamshire, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



Directions

From Marlow enter Bourne End along the Marlow Road A4155, just before the centre of the village turn right into Blind Lane. Follow the road for approximately a 0.6 mile and Northern Heights can be found on the right-hand side. Turn into the lane and Maple House is the second property on the left.

Situation

This property enjoys the best of both worlds being set in a location both peaceful and private yet only 0.8 mile from Bourne End and 4-5 miles from Marlow, High Wycombe and Beaconsfield offering a wide range of local amenities. Bourne End Marina along with a variety of beautiful riverside and country walks are also close at hand.

Bourne End train station at 0.9 mile away provides access into London Paddington (via Maidenhead which benefits tremendously from the arrival of Crossrail). Beaconsfield station (approx. 4 miles) offers regular direct trains into London Marylebone from 22 minutes.



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 desking 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 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, barbeque 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.





General Remarks and Stipulations

Tenure

Freehold

Services

Gas, Electric, Water, Mains Drainage

EPC Rating

To Be Confirmed

Local Authority

Buckinghamshire County Council

Council Tax Band

G

Viewing

Strictly by appointment with Bonners & Babingtons.

Fixtures and Fittings

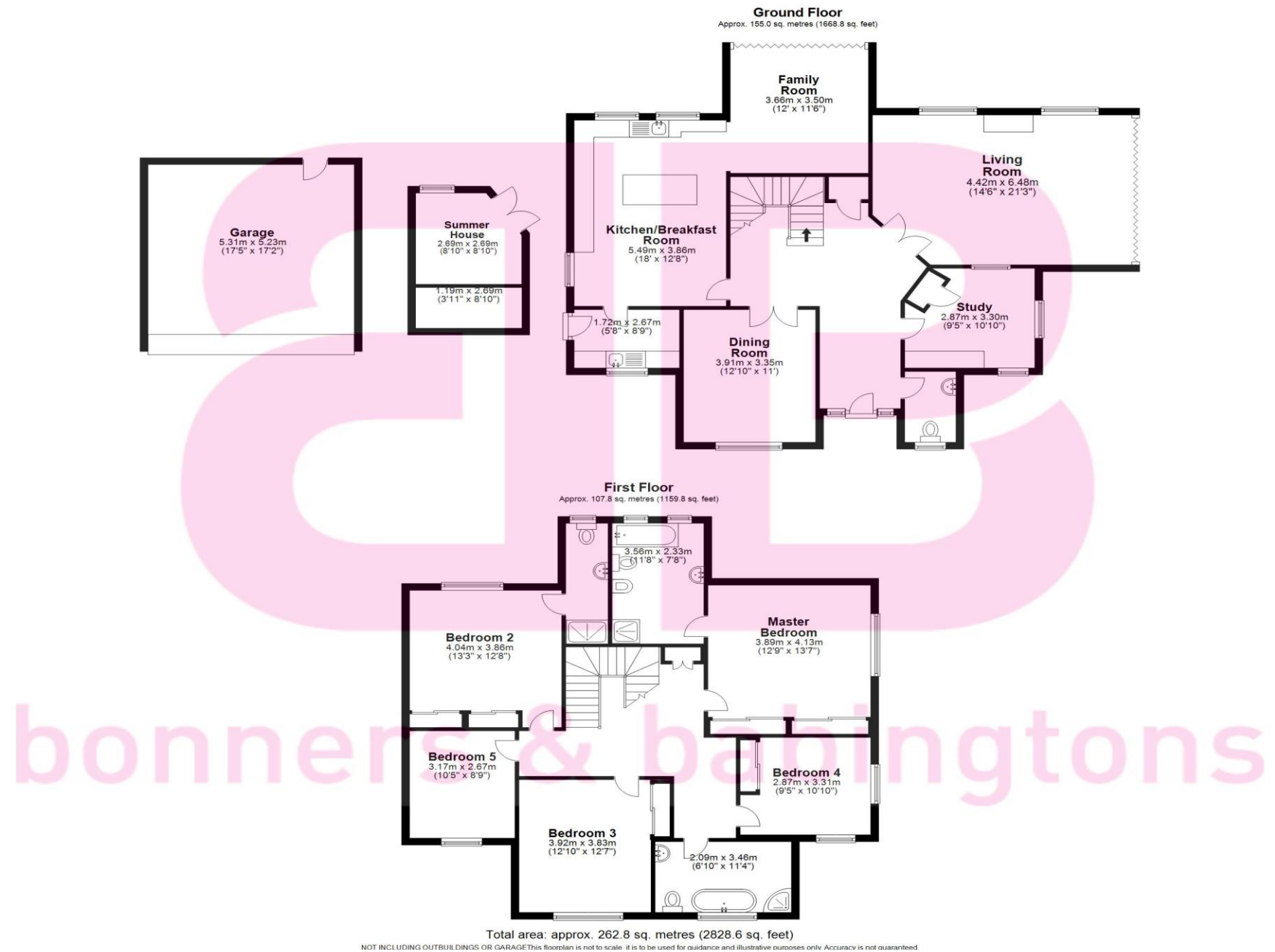
To be negotiated

Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

