



THE ORCHARD, DONKEY LANE, BOURNE END
PRICE: £1,450,000 FREEHOLD

am ANDREW
MILSOM

**THE ORCHARD
DONKEY LANE
BOURNE END
BUCKS SL8 5RR**

PRICE: £1,450,000 FREEHOLD

Set in this private position within close proximity of the village centre and Bourne End Marina, an impressive four bedroom detached family home with impressive front and rear gardens.

**FOUR BEDROOMS ONE WITH ENSUITE:
FAMILY BATHROOM:
VAULTED ENTRANCE HALL:
THREE RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM:
DOUBLE GARAGE WITH WORKSHOP:
FRONT AND REAR GARDENS:
SWIMMING POOL:
AIR CONDITIONING:
AMPLE DRIVEWAY PARKING**

TO BE SOLD: This impressive, four-bedroom detached home offers versatile, spacious living accommodation with scope to extend subject to planning permission and situated in a sought-after private road within level walking distance of Bourne End village centre, railway station and a picturesque stretch of the River Highly recommended for an internal inspection. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Covered porch with front door to a large **ENTRANCE HALL** with wood flooring, stairs to first floor with cupboard under, door to **CLOAKROOM** with low level WC, wash hand basin, frosted window, radiator.



LIVING ROOM a double aspect, 22ft room with double glazed bay windows to front and double glazed patio doors to rear, open fireplace with brick surround, wood flooring, tv ariel point, radiators opening to;



DINING ROOM double glazed window overlooking the garden with radiator under, wooden floors.

STUDY Offering plenty of light working space with double glazed windows to rear, ethernet connection, radiators, wooden floors,



KITCHEN/BREAKFAST ROOM fitted with an extensive range of cream gloss wall and base units with wooden work surfaces over, matching kitchen island with built in cupboards and breakfast bar, integrated appliances including, oven and a half, microwave, dishwasher, SMEG induction hob with extractor fan over, one and a half bowl sink with water softener and filtered water tap, space for American style fridge freezer, double glazed windows overlooking front gardens, door through to

UTILITY ROOM with matching units, plumbing for washing machine dryer, oil boiler, tiled floors, door to rear garden.

FIRST FLOOR LANDING with airing cupboard and double glazed window to front.



BEDROOM ONE large double bedroom with built in wardrobes, double glazed window overlooking the garden with radiator under, loft access, door to;

ENSUITE SHOWER ROOM with a large corner shower cubicle, pedestal basin with mirrored vanity cupboard over, low level wc, storage cupboard, towel rail, radiator



BEDROOM TWO Overlooking the garden, double glazed window with radiator under, air conditioning system, loft access.



FAMILY BATHROOM with a Jacuzzi style corner bath, enclosed shower cubicle, low level wc, wash hand basin with vanity under, towel rail, frosted double glazed window, extractor fan, tiled floor and walls.

BEDROOM THREE A front aspect double room with radiator, air conditioning system.

BEDROOM FOUR a front aspect double room with built in cupboards, fitted blinds, double glazed window with radiator under.

OUTSIDE

TO THE FRONT there is a large driveway suitable for multiple cars, an area of lawn with mature shrubs and gates either side of the property leading to the;



REAR GARDEN the manicured gardens are a feature of this property and currently offer a fantastic entertaining space with heated swimming pool a raised decked seating area. The rest of the garden is mainly laid to lawn with flowerbeds surround, raised vegetable beds, multiple fruit trees, two garden sheds, access to the **DOUBLE GARAGE** with workshop and further storage area, ideal for water sports equipment.



LOCATION Donkey Lane is a private road located parallel to the River Thames tow path, Bourne End Marina is a short walk away offering a new Tapas bar overlooking the River as well as picturesque riverside walks to Marlow and Cookham.



BOU1180424

EPC BAND: D

COUNCIL TAX BAND: G

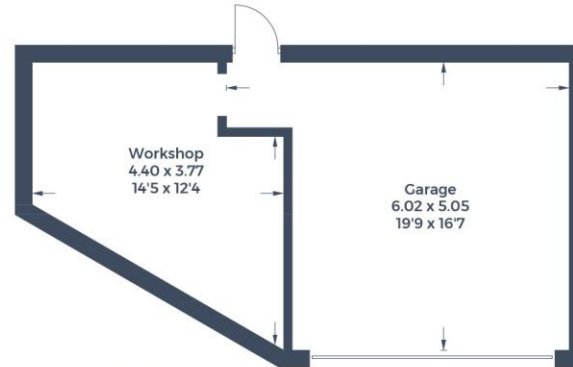
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: From our Bourne End office in The Parade turn right and immediately right into Wharf Lane. Continue to the t-junction turning left into Donkey Lane, continue over the railway line where The Orchard can be found at the far end on the left hand side.

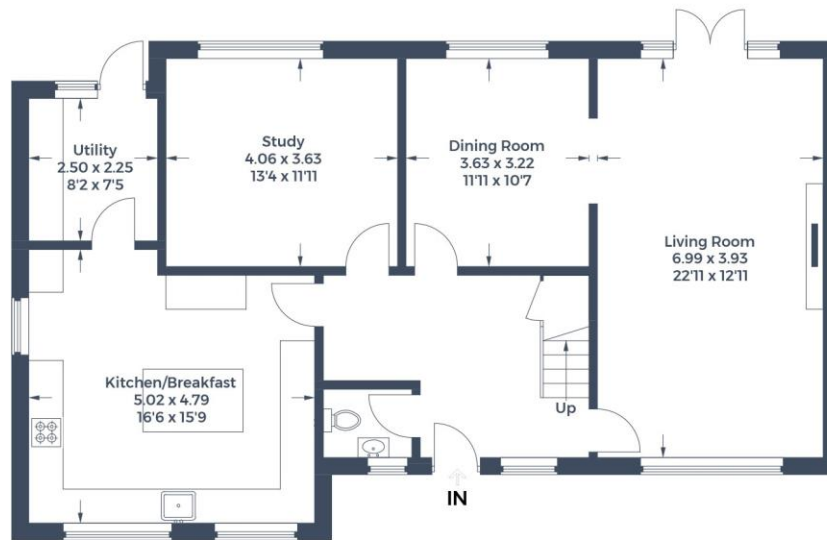
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

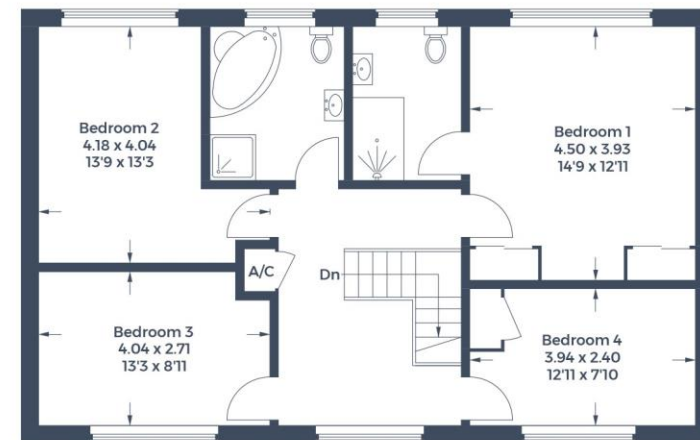
Approximate Gross Internal Area
 Ground Floor = 101.8 sq m / 1,096 sq ft
 First Floor = 80.5 sq m / 866 sq ft
 Outbuilding = 42.4 sq m / 456 sq ft
 Total = 224.7 sq m / 2,418 sq ft



Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.