



**APRIL COTTAGE, ABBOTSBROOK**  
**PRICE: £1,750,000 FREEHOLD**

**am** ANDREW  
MILSON



**APRIL COTTAGE  
THE AVENUE  
ABBOTSBROOK  
BOURNE END  
BUCKS SL8 5RD**

**PRICE: £1,750,000 FREEHOLD**

A substantial detached chalet style family home situated on the prestigious Abbotsbrook private estate.

**PRIVATE FRONT & REAR GARDENS:  
SIX BEDROOMS – THREE WITH ENSUITE  
SHOWER/BATHROOMS:  
GROUND FLOOR SHOWER ROOM:  
GALLERIED ENTRANCE HALL:  
LIVING ROOM: L SHAPED OPEN PLAN  
KITCHEN/DINING/FAMILY ROOM:  
STUDY: UTILITY ROOM:  
GAS CENTRAL HEATING TO RADIATORS:  
DOUBLE GLAZING:  
AMPLE DRIVEWAY PARKING.**

**TO BE SOLD:** this individually designed five/six bedroom chalet style property has undergone a substantial renovation and extension programme by the current owners and boasts such features as a superb open plan kitchen/dining/family room, three large double bedrooms on the first floor, all with en suite bath/shower facilities, five further reception/bedrooms on the ground floor, ample driveway parking and a landscaped private rear garden. The property is situated on the sought after Abbotsbrook private estate within a short stroll of Bourne End village centre which 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:

Timber part glazed front door to **ENTRANCE HALL** double glazed roof light, part vaulted ceiling, stairs to First Floor Landing with storage under, tiled floor, radiator.

**STUDY/OFFICE** vaulted ceiling, double glazed windows to front, fitted desk with storage cupboards, radiator, tiled floor and wood burning stove.

**SHOWER ROOM** fitted suite comprising enclosed shower cubicle with wall mounted shower unit, vanity unit with sink over and storage under, low level w.c., heated towel rail, part tiled walls and tiled floor.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**



**Kitchen** fitted with a range of wall and base units with solid oak work surfaces, space for American style fridge freezer, electric double oven, space and plumbing for dishwasher, stainless steel sink and drainer, four ring gas hob with cooker hood over, radiator, island incorporating breakfast bar, tiled floor.

**Dining/Family Room** with two sets of double glazed doors and double glazed folding doors to side, double glazed roof light, television aerial point, tiled floor with underfloor heating.



**UTILITY ROOM** fitted with a range of wall and base units with roll top work surfaces, space for tumble dryer, ceramic Belfast sink with mixer taps, space and plumbing for washing machine, radiator, cupboard housing hot water cylinder, double glazed window, wall mounted gas central heating boiler, water softener, glazed door to rear garden.



**LIVING ROOM** double glazed windows to front and side, inset wood burning stove, television aerial point, radiator.

**BEDROOM SIX/GYM ROOM** windows to side, radiator, television aerial point.

**BEDROOM FIVE** double glazed windows to front and side, television aerial point, fitted wardrobes.

**BEDROOM FOUR** dual aspect room with windows to the rear and double glazed double doors opening to front garden, laminate flooring, and radiator, fitted wardrobes.

## FIRST FLOOR

**LANDING** double glazed windows to front, access into loft space.

**BEDROOM ONE** double glazed windows to side and rear, wall of fitted wardrobes.



**ENSUITE SHOWER ROOM** comprising fully enclosed shower cubicle with wall mounted shower unit, low level w.c., vanity unit with sink over and storage under, heated towel rail, tiled floor, part tiled walls, double glazed window to rear.



**BEDROOM TWO** fitted wardrobes, radiator, eaves storage, double glazed window to rear, double glazed roof light.

**ENSUITE SHOWER ROOM** suite comprising of fully enclosed shower cubicle with wall mounted shower unit, low level w.c., radiator, pedestal basin, tiled floor, part tiled walls and double glazed roof light.

**BEDROOM THREE** double glazed window to front, two radiators, double glazed roof lights, eaves storage and fitted wardrobes.

**ENSUITE BATHROOM** comprising panel bath with mixer taps and shower attachment, low level w.c., pedestal basin, heated towel rail, double glazed roof light and tiled floor.

## OUTSIDE

**TO THE FRONT** is a driveway laid to gravel providing off street parking for several cars with paved pathway with decorative arches leading to the front door, area of lawn with mature shrub borders and beds, timber fence and mature hedge surround, gated access on both sides to

**THE REAR GARDEN** with patio area abutting the rear of the property with well stocked borders and beds with further area of lawn with brick built barbeque area, pergola and terrace, timber storage shed, timber fence surround, area laid out as vegetable plot with greenhouse to one side and area laid to gravel with timber storage shed to other side.

**00005360723 EPC BAND: D**

**COUNCIL TAX BAND: G**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** from our Bourne End office in The Parade turn left and continue through the village along Marlow Road for approximately a third of a mile. Just after the zebra crossing, turn left into The Avenue where the subject property can be found on the left hand side.

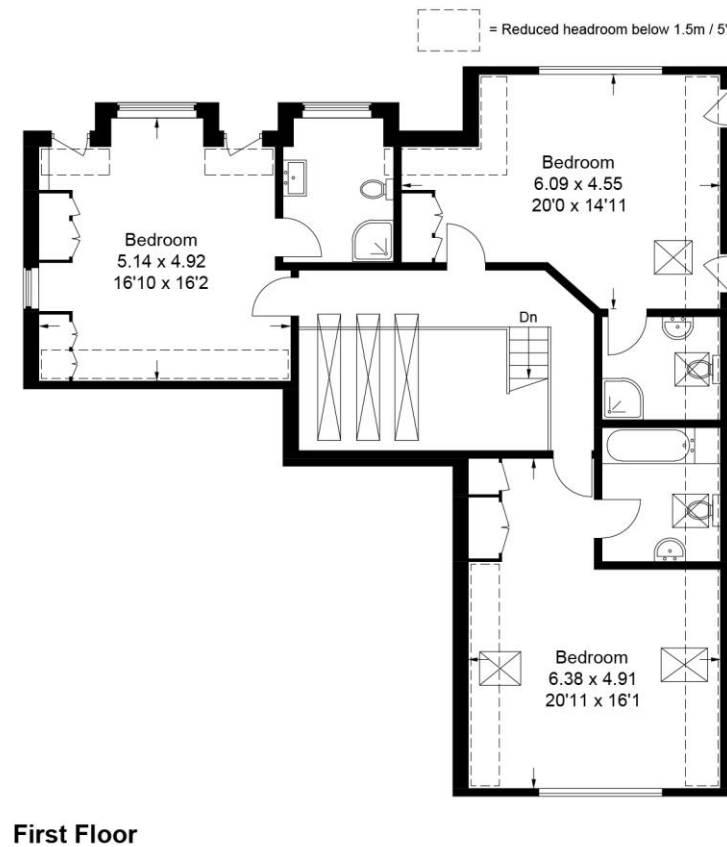
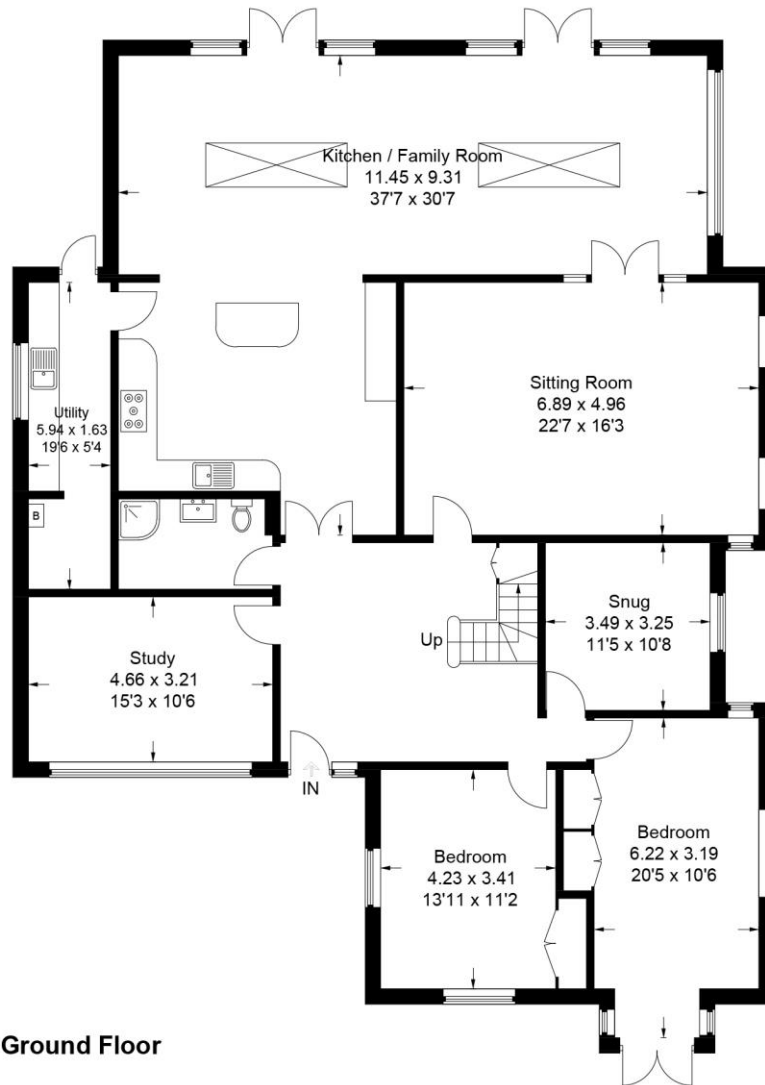
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 213.8 sq m / 2301 sq ft  
 First Floor = 112.4 sq m / 1210 sq ft  
 Total = 326.2 sq m / 3511 sq ft



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.