



THE HOUSE IN THE WOOD
HAWKS HILL, BOURNE END, SL8 5JH

Hamptons

THE HOME EXPERTS



*Detached family home in secluded location
with stunning views.*

**The House In The Wood, Hawks Hill, Bourne End,
SL8 5JH**

Freehold

- **Plot of 0.76 acres**
- **Detached Double Garage**
- **182 feet of frontage to the property**

A stylish family home set within elevated gardens and grounds of 0.76 acres, with wonderful Thames Valley views. Located close to the riverside village of Bourne End, the property has been re-furbished and modernised. There is no onward chain. There is additional potential for further development and extension, plus full planning permission granted for replacement house 9,700 sq ft, application no 20/05684/FUL

Features

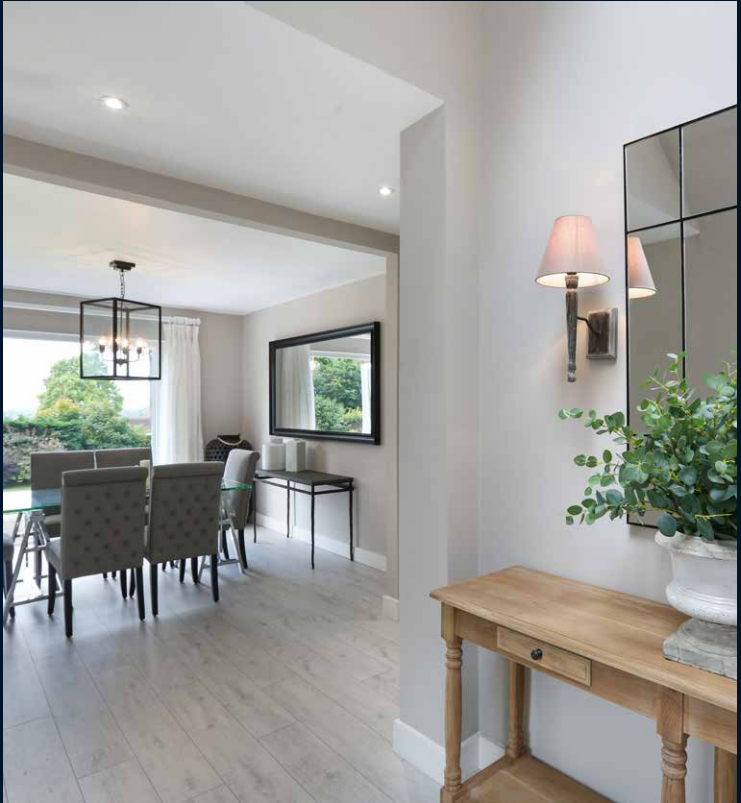
Reception Hall, Sitting Room, Study, Kitchen and Dining/ Breakfast Room, Family Room/Bedroom/Annexe Space with Shower Room, Utility, Cloakroom, Main Bedroom with Ensuite, Three Further Bedrooms, Family Bathroom, Double Garage with Storage, Driveway, Gardens.

The property

A superb family home set within gardens and grounds of 0.76 acres located close to the riverside village of Bourne End. The property has been re-furbished and modernised by the current owners to create a stunning property. Set off a private driveway in a secluded and private plot, with woodland to the front and elevated views to the rear. The front doors opens into the reception hall which in turn provides access to the sitting room, study, dining/breakfast room, cloakroom and the stairs to the first floor landing. The sitting room is dual aspect with French doors to the rear opening onto the rear terrace, there is a fire set within the wall. The dining/breakfast room is open plan to the kitchen area and has French doors to the rear, the kitchen has been fitted with a range of units with white Corian worktops, integrated appliances include Samsung double ovens, induction hob, dishwasher and fridge/freezer. A door leads to the utility room, with doors to the front and rear of the house, which leads to the family room/ bedroom space with shower room which could be utilised as a guest annexe or office space. To the first floor are the main bedroom with ensuite shower room, three further bedrooms and family bathroom. The house was re-plumbed and re-wired as part of previous renovations in 2016/17, now including CAT 6 wiring throughout. The windows were also replaced.

Location

The property is situated on the outskirts of the ever popular riverside village of Bourne End which has a thriving centre, and is positioned favourably for commuting to London. Bourne End has a wide range of local amenities and the nearby towns of Marlow and Beaconsfield provide excellent shopping, bars and restaurants. There is a wide range of schooling at all levels including Grammar and private. Bourne End has a rail station linking via Maidenhead to the Elizabeth Line and central London. There is nearby access to the M4 and M40 motorways from the A404.



Outside:

To the side of the house is a double detached garage, with additional storage rooms to the rear. There is driveway parking for several vehicles. There is an area of lawn to the front of the house with planted borders and a paved pathway leading to the rear. To the rear of the house is a West facing paved terrace with access from the main reception rooms, this overlooks the generous, lawned and private rear gardens. All on a plot of 0.76 acres.

Additional Information:

There is additional potential for further development and extension, plus full planning permission granted for replacement house 9,700 sq ft, application no 20/05684/FUL. There is no onward chain.

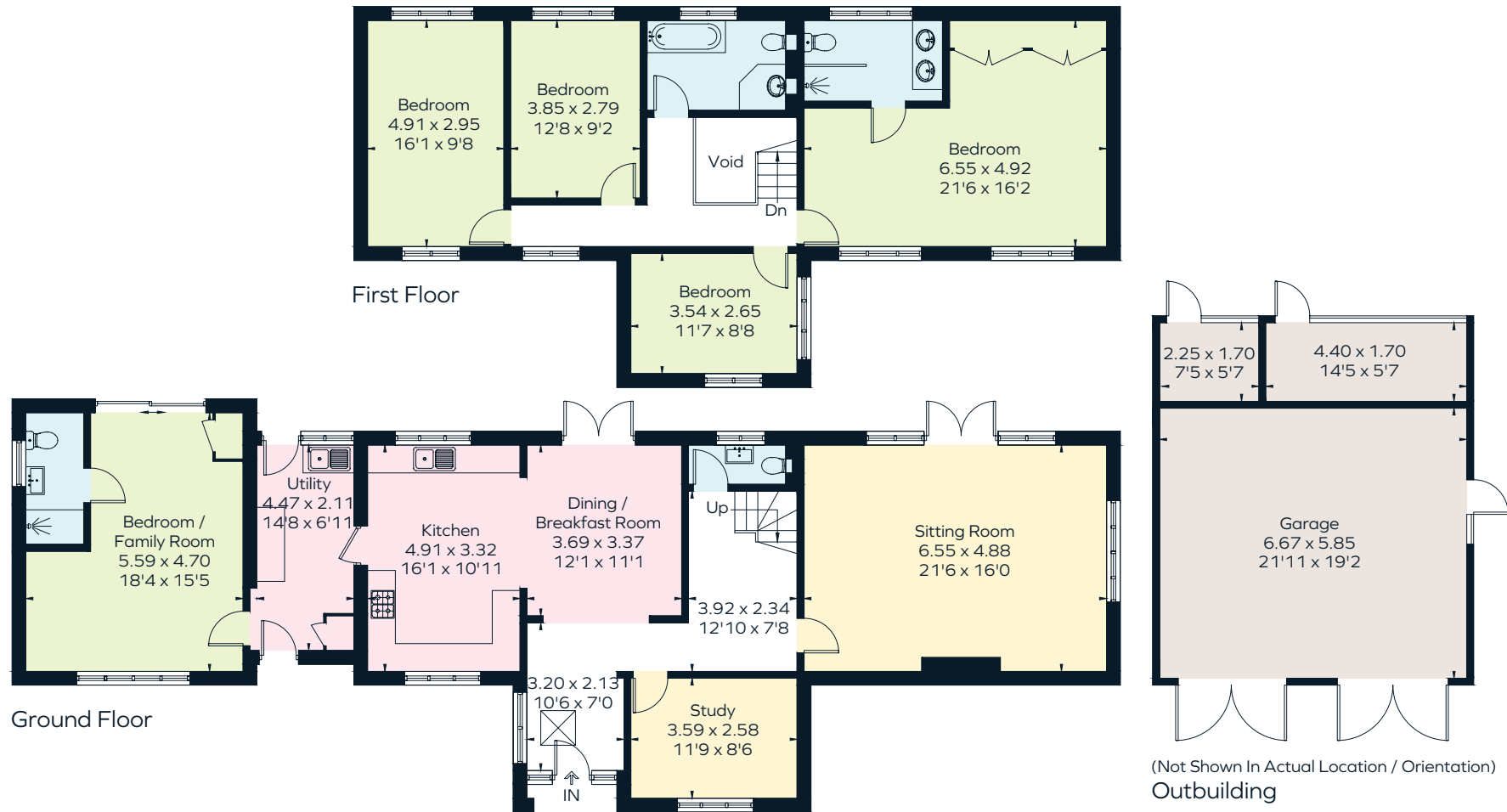
Council Tax Band H.



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The house in the wood

Approximate Area = 219.7 sq m / 2365 sq ft Total = 270.9 sq m / 2916 sq ft

Outbuilding = 51.2 sq m / 551 sq ft

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	76
EU Directive 2002/91/EC			