



Green Lane, Burnham
Bucks, SL1



Beyond your expectations

A beautiful and distinctive Edwardian country house

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Detached Edwardian country house | Mature landscaped grounds of over an acre | Tennis court | Swimming pool | Garage | Gated driveway | 6 Bedrooms | 3 Bathrooms (2 ensuite) | 4 Reception rooms | Conservatory | Kitchen | Utility room | Cloakroom

Guide Price £2,125,000 Freehold

Description

Thistledown Cottage lies behind wrought iron electric gates opposite Burnham Beeches Golf Course and has open aspects to the front and rear. It was one of the first houses to be built on Green Lane and is situated centrally in its grounds, creating a wonderful sense of seclusion and privacy. The house offers free-flowing family accommodation over three floors with the emphasis on family and entertaining space. The reception hall leads to the principal reception rooms; those at the rear of the house, opening through double doors onto either the terrace and gardens beyond or the swimming pool area.

The double aspect, formal drawing room marks a contrast with the more relaxed sitting room beyond the kitchen and conservatory. The sitting room has full length windows on two sides and an attractive tiled fireplace. French doors can be thrown open to make the most of the poolside setting and al fresco dining.

On the first floor, the master bedroom suite spans the depth of the house and is generously sized, offering stunning views over the gardens and, sometimes, to horses in the fields beyond. The current arrangement of two interconnecting bedrooms on the second floor provides potential accommodation for an au pair or teenagers as one of the rooms could be used as a games room.

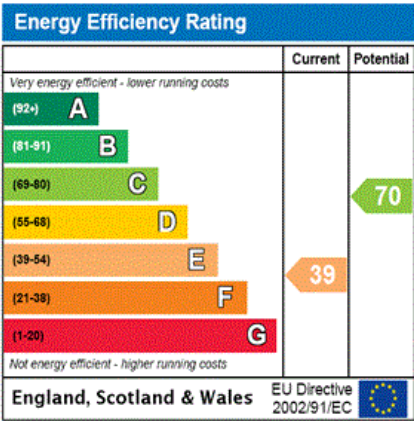
Outside

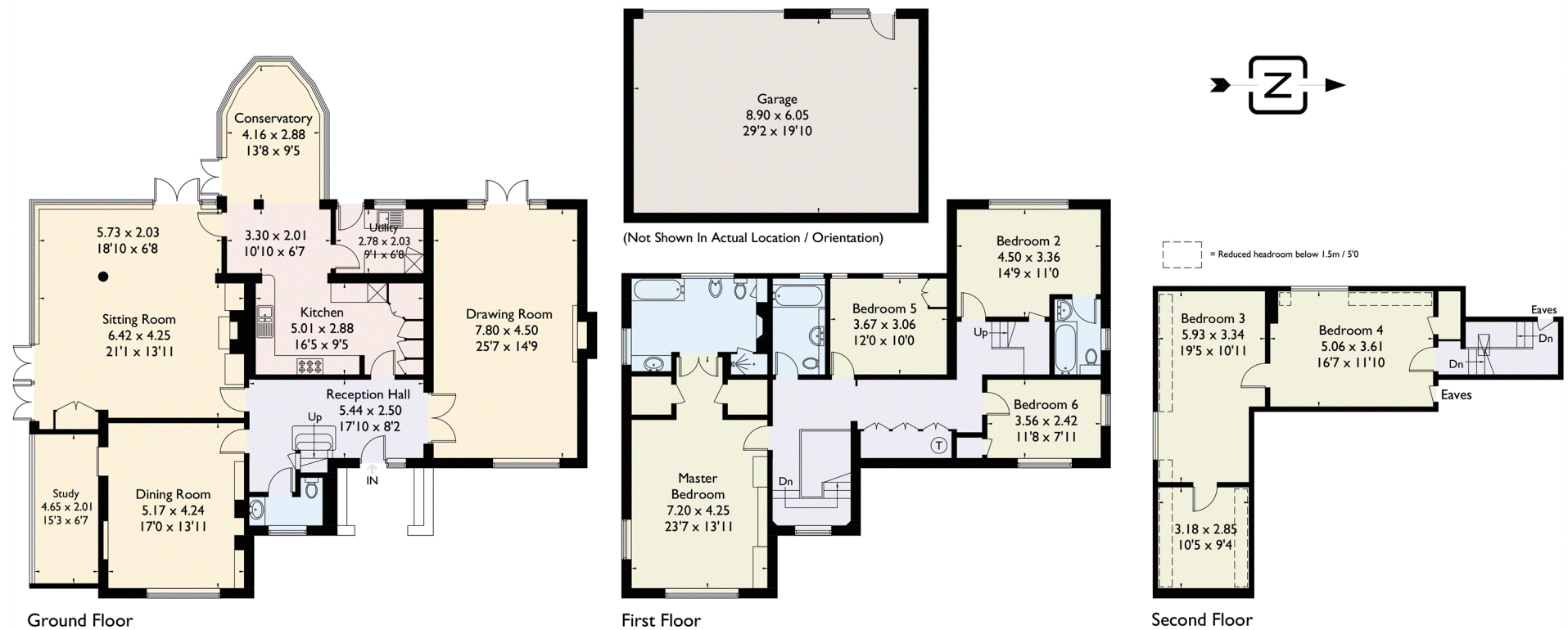
The setting and large, level gardens represent an

outstanding feature of the property and include a wide range of mature flowering shrubs, with an established wisteria overhanging the pergola by the swimming pool. The grounds include a tennis court and a pavilion-style summer house; the ideal spot for post-tennis sun-downers. There is a gravel forecourt with parking space for several cars in addition to the detached garage block.

Location

Burnham is a pretty village whose history goes back to the Domesday Book. It is close to the border with Berkshire and caters for everyday needs with a range of independent shops and cafés. Local pubs include The Feathers and The Blackwood Arms. For gourmands, The Fat Duck and The Waterside Inn are located a little further afield. There are a number of state and private schools in the area such as Davenies, Caldicott Preparatory as well as Dropmore for infants and several grammar schools within the catchment area. In addition to the golf club at Burnham Beeches, there is a vast network of trails for dog-walking and cycling on 540 acres of woodland. Lambourne Golf Club and Stoke Park are also nearby. The National Trust property, Cliveden, provides ample scope for walking in beautiful countryside. With its proximity to the M4 and the M40 and a wide choice of transport links to London and Heathrow, Thistledown still remains a peaceful haven of tranquillity.





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.

