



Abbotsbrook, Bourne End

*Ashington Page*







## Abbotsbrook, Bourne End

**RARELY AVAILABLE! One of the most beautiful houses within the sought after streamside Abbotsbrook private estate; a haven of peace and tranquillity within a stone's throw of Bourne End Marina with easy launch access for kayaks and SUPs, the Thames path, and the vibrant village centre with its shops and eateries.**

A welcoming and spacious entrance hall, with traditional patterned flooring in Amtico, gives access to the principal reception rooms including the large double aspect drawing room with box bay window, bespoke storage cupboards and fireplace with stone surround and wood burner.

This room opens to the dining room, again with box bay window, which in turn opens to the snug with working wood burner. French doors open to a large, decked area. All rooms can be accessed independently from the hallway.

To the opposite side of the entrance hall a large study, with the same wooden flooring, provides excellent work from home or playroom space and has a full height built in storage cupboard.

The kitchen/breakfast room has under floor heating and is fitted with a comprehensive range of hand painted base units with wooden work surface over with integrated sink featuring a 4-in-1 boiling water tap. There are matching full height and eye level units. Integrated appliances include fridge, 6 ring gas hob with extractor over, 2 dishwashers, 2 Neff ovens, combination microwave/oven and wine cooler.

The large utility room has space and plumbing for a washing machine, space for a tumble drier and space and plumbing for an American style fridge/freezer. There is a butlers sink, work surface and built in units. This opens to the boot room with door to the side.

A cloakroom with traditional style pedestal wash hand basin and close coupled WC completes the accommodation to this floor.









Upstairs the landing gives access to the 5 bedrooms and 2 bathrooms. There is a loft accessed via a pull-down ladder. The loft has light and power and houses the large, recently installed, Megaflow hot water tank.

The principal bedroom is double aspect, has eaves storage and built in wardrobes. A Jack and Jill shower room opens from the principal bedroom and from the hallway, giving flexibility of use. This is fitted with a large walk-in shower with glass screen, wash hand basin with plentiful storage below, close coupled WC and large built in storage cupboard.

There are four further double bedrooms, all with storage, one of which is currently used as an office.

The family bathroom is fitted with P-shaped bath with shower attachment, wash hand basin with vanity unit and close coupled WC.

Countryside sits in a plot of approx. 0.275 acres. To the rear of the property there is a fully enclosed mature garden (137 ft minimum x 48ft) with a sizeable area of decking, accessed from both the kitchen and snug. This is fabulous for entertaining, and currently features sofa style seating, a bar and fire pit. Steps lead down to a further entertainment area, that in turn leads to the lawn which is surrounded by mature flower beds. There are two independent electricity supplies, an irrigation system and water tap.

To the rear of the garden is a garage/store with light and power. This has in the past been used as a gym. There is gated access to Sailing Club Road and a shed for further storage.

A beautiful veranda runs around the property, providing shelter for wood storage and offering a lovely space to sit and enjoy the summer warmth even on less sunny days. Paths lead along both sides of the property to the gated gravel driveway which provides parking for several cars.

EPC : D  
SAT NAV: SL8 5QS

COUNCIL TAX: Wycombe G  
FREEHOLD



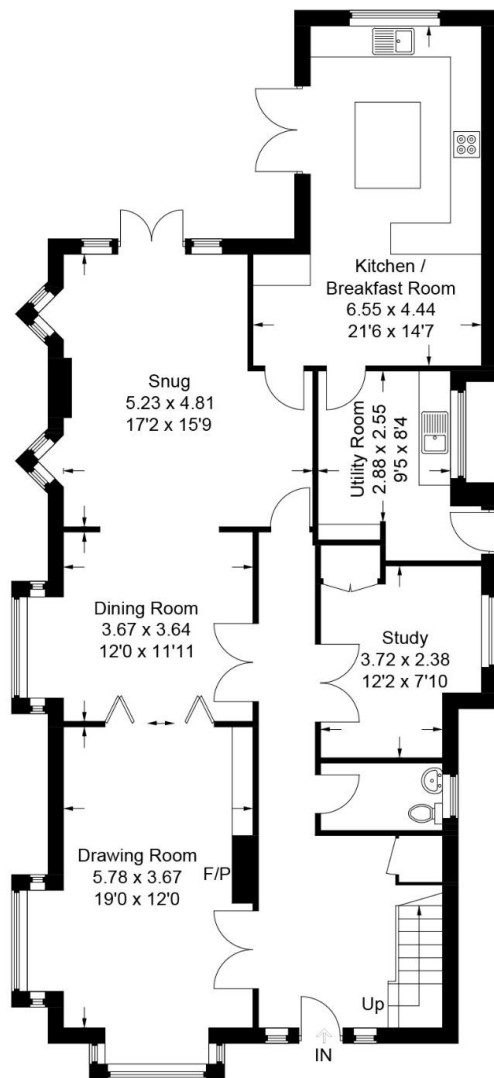
Approximate Gross Internal Area (Including Eaves)

Ground Floor = 133.3 sq m / 1,435 sq ft

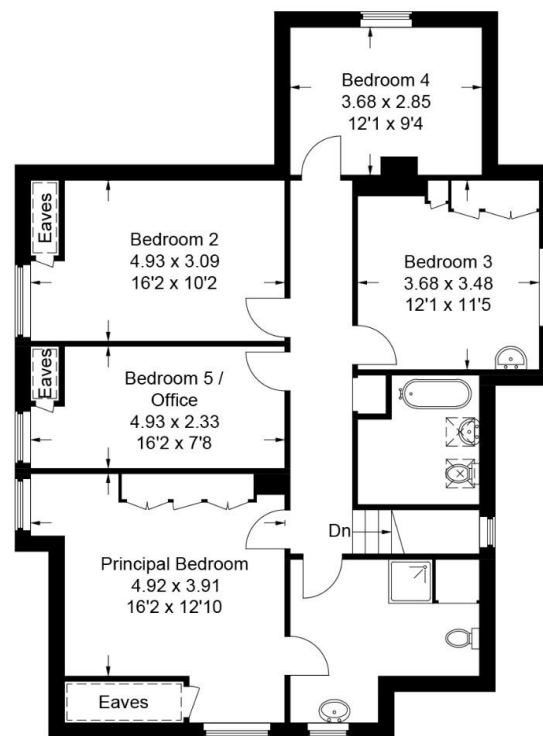
First Floor = 101.4 sq m / 1,091 sq ft

Store = 29.4 sq m / 316 sq ft

Total = 264.1 sq m / 2,842 sq ft



= Reduced headroom below 1.5m / 5'0"



(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.









For an appointment to view this property, please contact Ashington Page on

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