

THE BARN

56 BRITWELL ROAD | BURNHAM





A WONDERFUL CONVERSION

The Barn is an exceptional property that epitomises the perfect blend of rustic charm and contemporary living. Nestled in a private location, this stunning five-bedroom bungalow boasts a delightful fusion of listed barn with modern design, creating a truly unique home offering plenty of space and convenience.

Since purchasing in 2008, the current owners have completely renovated the property meaning this is the first time this property has become available in its current form. Featuring lovingly restored characterful elements, such as original black iron pillars, this home has a unique personality and effortlessly combines the charm of its historic past with the comforts and sophistication of modern living.



SPACE TO RELAX AND ENTERTAIN

You enter via the main front door into the boot room and then through the forest green porch door into the hall. This is a bright and welcoming space with underfloor heating, skylights and clever built-in storage for coats and shoes.

The Barn oozes character and charm from the minute you first see the entrance. Once inside however, it doesn't stop there. Aside from the character door-knocker on the inside porch door, your next real glimpse of this is the quirky courtyard just off the hall.

A nuance of planning and architecture has created a small, enclosed courtyard space which the current owners have imaginatively used to conjure up a magical Gruffalo grotto to the delight of the young and young-at-heart alike. This space could equally become a feature space for plants, a herb garden or an ornamental/sculptural exhibit. However you choose to use it, it will doubtless make for a charming talking point!

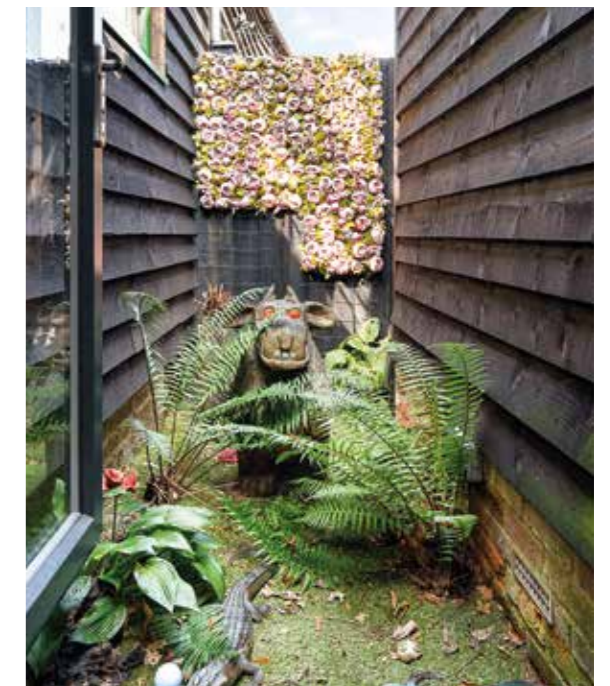
The hallway leads you past 3 of the bedrooms and straight to the heart of the home – an open-plan living, kitchen and dining area, which combines functionality and style. This thoughtfully designed layout provides the ideal setting for both entertaining guests and daily family life, perfectly integrating the 3 communal living areas and features underfloor heating throughout.

An abundance of natural light floods into this space through the full-width glass sliding doors and lantern skylight. Collectively, they effortlessly blend the boundaries of indoor and outdoor,

providing direct access to the decked courtyard garden. The large dining room space adjacent to the sliding doors is built to accommodate a significant table, perfect for entertaining or family gatherings.

The kitchen is beautifully designed, with a curved-edge kitchen island (great with small children around), stunning quartz worktops and enhanced LED strip lighting contributing to the overall ambience. Appliances include a large integrated Bosch fridge and freezer, Bosch double ovens, Neff gas hob and integrated dishwasher, everything you need for a family gathering is here.

Semi separated from the kitchen by a half-length wall, the relaxing and spacious living room has a vaulted ceiling and is designed for comfort, with plenty of hidden built-in storage and a warming bio-ethanol fireplace for cosy winter evenings. One of the charming original features of the Barn is also found in this room creating a wonderful character talking point.





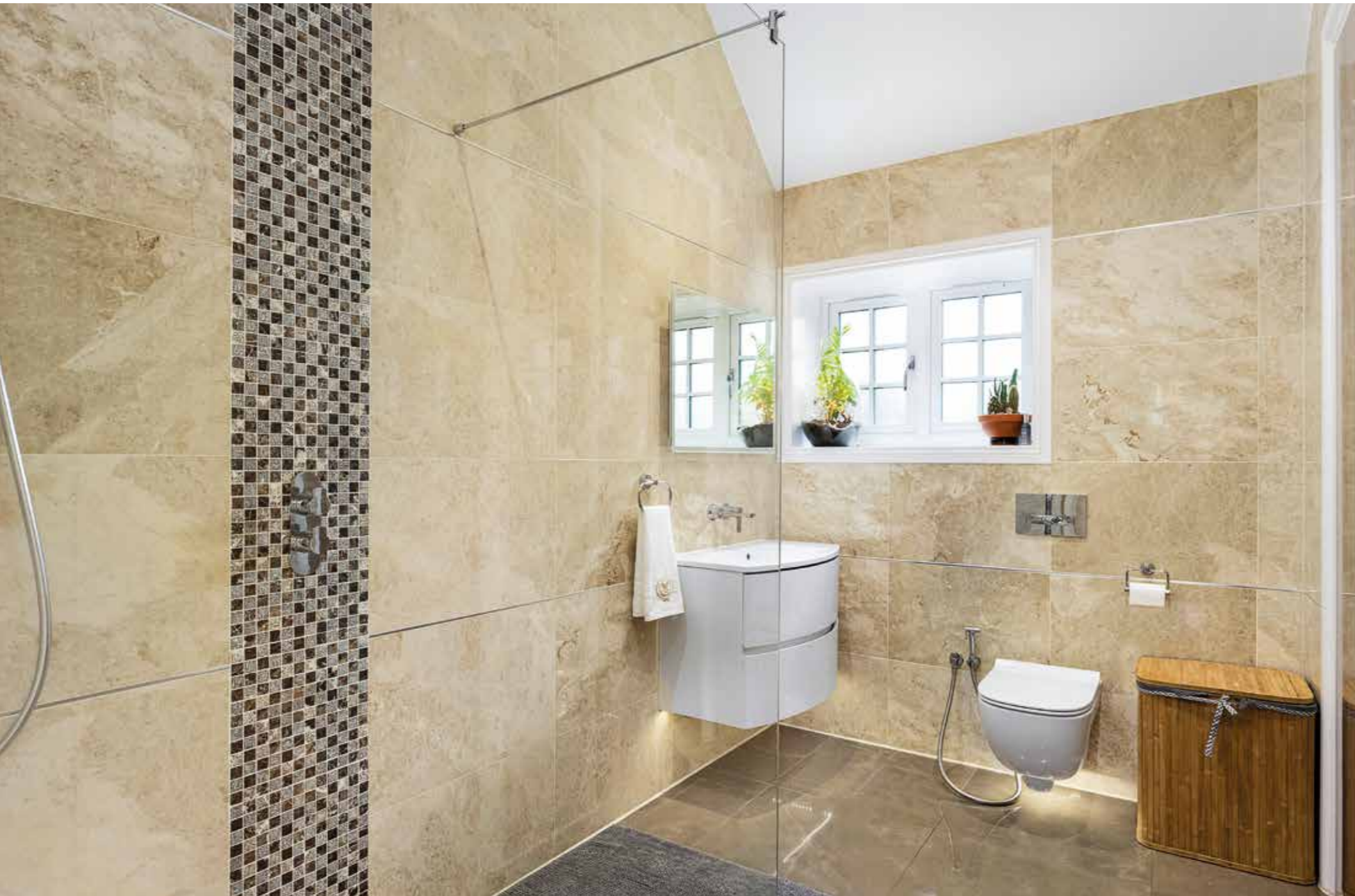
OLD MEETS NEW

The attention to detail at this property is outstanding. Decorated to the highest standards, every corner shows a meticulous eye for design and the carefully chosen colour palette creates a harmonious and welcoming environment for people of all ages.

Part of the objective of the renovation was marrying the original charm and character with modernity and convenience and that can be clearly seen in the technology that has been thoughtfully

incorporated. From underfloor heating in the main living areas to LED accent lighting in kitchens and bathrooms, The Barn is technologically advanced and it doesn't stop there. App-operated Nest heating, motion-sensor lighting in the bathrooms and hallway, a sophisticated alarm and CCTV system and ethernet hotspots throughout are all examples of how well conceived this renovation is.





BATH TIME

The bathrooms have been lavishly designed with two including large walk-in showers with huge rainfall heads. Other features, such as extended lighting and stunning large marble tiling, create a real feeling of luxury and opulence.

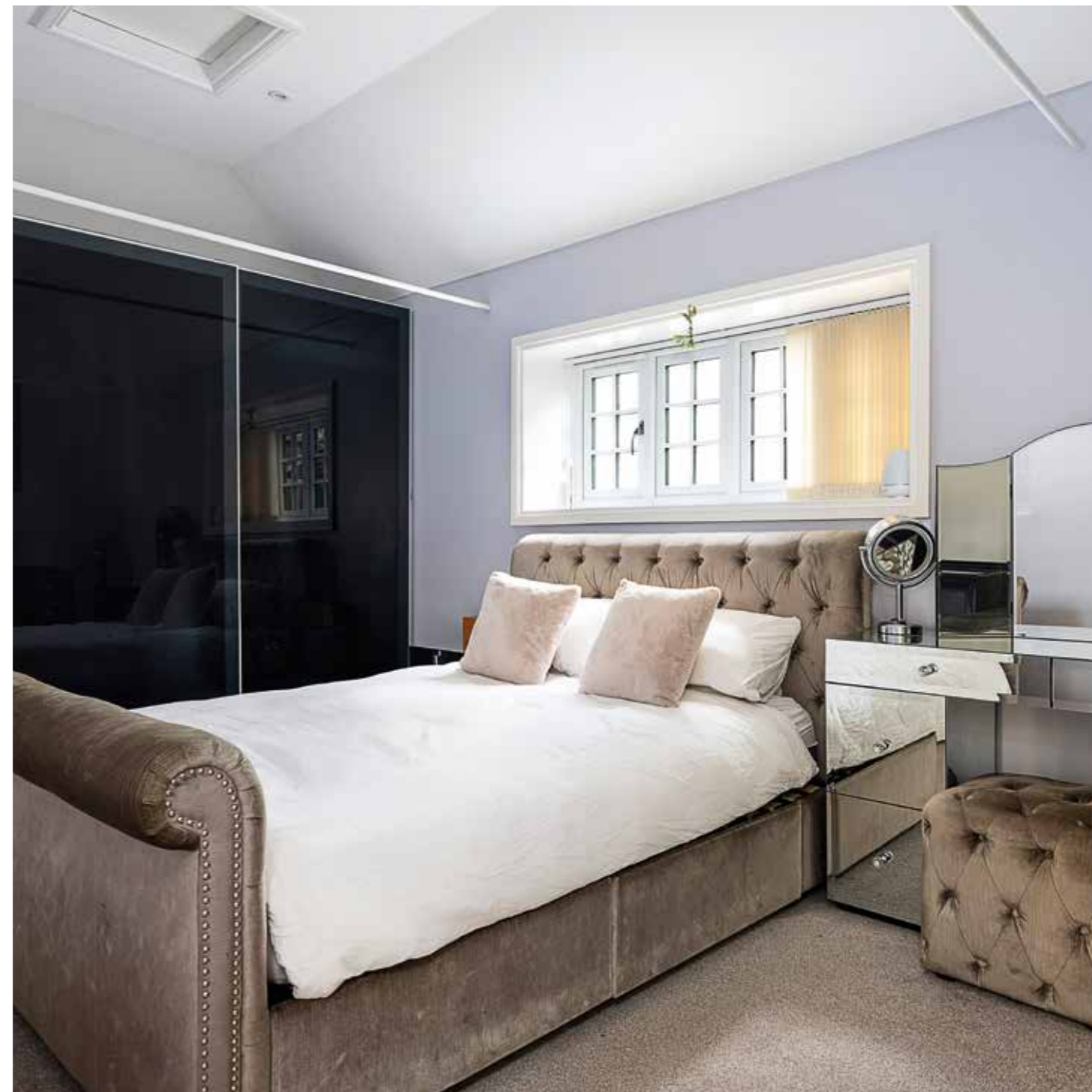
The main family bathroom is large and spacious and the show-stopping Jack-and-Jill bathroom connecting two bedrooms is beautifully decorated. Furthermore, the master suite benefits from a private en-suite meaning no-one will be fighting to get ready in the mornings.



A BEDTIME STORY

This five-bedroom bungalow is perfectly proportioned to accommodate a growing family or those seeking a spacious home that caters for various lifestyles. Each of the bedrooms offers a serene retreat for restful nights, with all rooms boasting high ceilings and a generous sense of space. The master suite provides a luxurious private sanctuary, complete with en-suite bathroom.

The large second bedroom benefits from the Jack-and-Jill bathroom with the adjoining third bedroom also offering the option of a home office, playroom/games room or guest suite, if preferred. Bedrooms four and five are ideal for children and have lovely high ceilings and equally either could be repurposed as a home office, hobby room or study space.





A GARDEN OASIS

The property benefits from a small and low-maintenance courtyard garden to the rear with surrounding raised flowerbeds, ensuring minimal upkeep while still providing an outdoor space to enjoy the fresh air. The main area is laid with composite decking and artificial grass with a second paved area giving access to the rear gate. A stylishly designed garden building seamlessly integrates with the rest of the property. This delightful addition offers a functional solution for storage while maintaining the aesthetic appeal of the surroundings.

To the front of the property is shared communal space, fenced in from the parking area and providing additional safe outside space for socialising, gardening or relaxing.

There's plenty of parking, with a large, shared parking area available in addition to the two dedicated parking spaces for The Barn, which sit in front of its detached double-garage and next to the EV charging point. This allows for even more storage space, another space for a car, or a practical workspace away from the house.





ROUND AND ABOUT

The Barn is just a 20-minute walk from Burnham train station which, thanks to the Elizabeth Line, gives you direct access to Liverpool Street and other commuter locations. You also have easy access to the M4, but it's not all about a commute. This location gives you a wonderful village lifestyle and is surrounded by idyllic woodland perfect for family walks. Cherry Orchard Nature Park and George Pitcher Memorial Recreation Ground is under a minute away meaning you have green space right on your doorstep!

Education is a priority for families, and this property is located within the catchment area of the esteemed Burnham Grammar School. The village of Burnham itself exudes charm with its traditional High Street, featuring a captivating array of buildings dating back centuries, serving as a testament to its rich history.

Designed for convenience, residents will find two small supermarkets within reach, catering to their daily needs. Additionally, the village plays host to five welcoming pubs, inviting residents to unwind

and savour the vibrant local atmosphere. For those seeking a more leisurely experience, numerous small independent cafes and shops dot the village, allowing for an exploration of local treasures.

Nature enthusiasts will be delighted to discover the abundance of natural beauty surrounding Burnham. Cliveden, the Thames towpath and Dorney Lake are close by, and you're a stone's throw from Windsor, Marlow and Cookham.

Haymill Valley, a local nature reserve, borders the eastern perimeter of the village, providing a tranquil retreat for peaceful walks and appreciating the local flora and fauna. Furthermore, the famed Burnham Beeches National Nature Reserve lies just north of the village, featuring 540 acres of protected ancient woodland. This area has played a prominent role in the film industry, appearing in productions such as the unforgettable 1991 film Robin Hood: Prince of Thieves, two Harry Potter films and Goldfinger, to name but a few.



WHERE TO GO WHEN YOU NEED:



Weekly Shop: Tesco and Sainsbury's in Taplow is just a short 7-minute drive away.



Dinner/Drinks: The current owners enjoy visits to The Crown and The Emperor in Farnham Common, and there's a delightful Italian restaurant on the High Street – Artigano del Cibo. But you're spoilt for choice, being so close to the High Street and surrounded by so many villages and towns, bringing you any culinary desire.



Golf: You're surrounded by great courses, being just less than a mile from Burnham Beeches golf club, and not much further to Huntswood, but this location allows you just a short drive to an array of pay-and-play and members only clubs.



Milk: Burnham High Street is just a 10-minute walk away, which includes two small supermarkets for all your daily grocery needs.

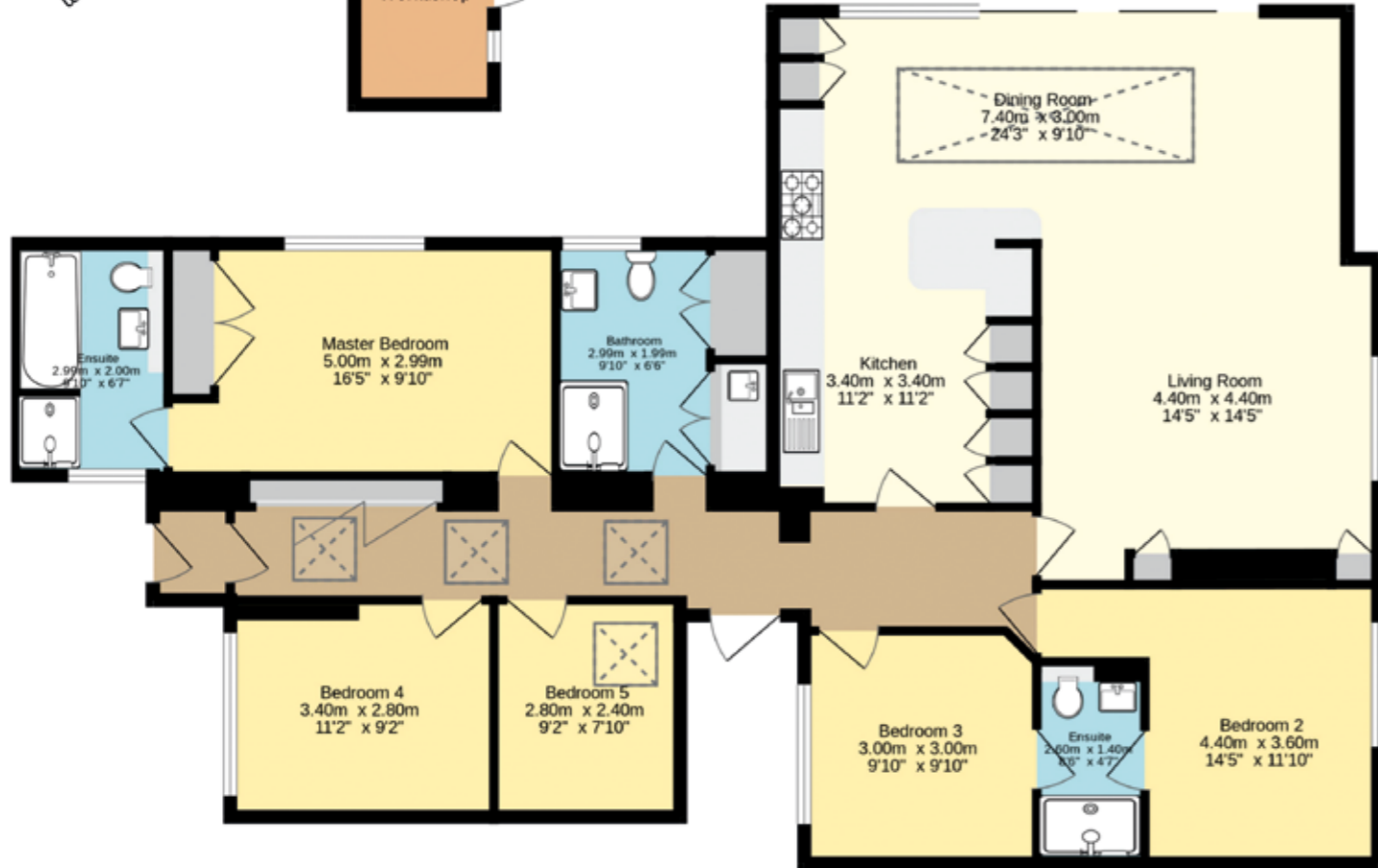


Gym/Fitness: PureGym is a 4-minute drive from the house, but you're spoilt for choice of green space (including 'green' gyms) for long walks and cycling routes right on your doorstep.



Schools: You're in prime location for Burnham Grammar School, which is just a 7-minute walk away and rated 'good' by Ofsted.





Approx Area:
 House: 1493 sq.ft / 139 sq.m
 Double Garage: 326 sq.ft / 30 sq.m
 Workshop: 50 sq.ft / 4.7 sq.m
 Total: 1869 sq.ft / 173.7 sq.m

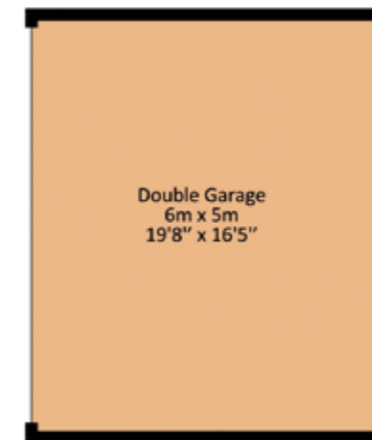
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023.

The Finer Details...

- EPC: C
- Council Tax Band: E
- Heating: Gas heating, with underfloor heating in the hallway, open-plan lounge, kitchen, dining area and the family bathroom
- Distances: 5-minute drive to the M4
 4-minute drive / 24-minute walk to Burnham Station
 15-minute drive to Slough or Maidenhead Stations.
 10-minute walk to Burnham High Street, but just 15-minute drive to Maidenhead or Slough
 11 miles from Heathrow Airport

Local Authority: South Buckinghamshire

(Not shown in actual location)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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