

# am ANDREW MILSOM

2 NEWMAN COTTAGES  
HEDSOR ROAD  
BOURNE END  
BUCKS SL8 5EL

PRICE: £450,000 FREEHOLD



An attractive two/three bedroom semi-detached cottage situated in this popular setting with gardens backing onto farmland and stunning views beyond.

**90FT REAR GARDEN WITH SUMMERHOUSE**  
**TWO DOUBLE BEDROOMS ONE WITH ADJOINING DRESSING ROOM/OPTIONAL BEDROOM**  
**THREE AND ONE WITH AN ENSUITE CLOAKROOM**  
**ENTRANCE HALL : SITTING ROOM AND DINING ROOM BOTH WITH FIREPLACES**  
**KITCHEN : CONSERVATORY : GROUND FLOOR BATHROOM**  
**SASH WINDOWS : GAS CENTRAL HEATING TO RADIATORS : OFF ROAD PARKING**  
**LARGE LOFT WITH SCOPE TO CREATE ADDITIONAL ACCOMMODATION AND SCOPE TO**  
**FURTHER EXTEND SUBJECT TO USUAL PLANNING CONSENT**  
**NO ONWARD CHAIN**

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**TO BE SOLD:** A charming and well presented two bedroom semi-detached cottage situated in this semi-rural setting yet within easy access of Bourne End and Cookham villages. Features of this property include superb views to the rear over adjoining farmland and open countryside beyond, two double bedrooms one with a dressing room and the other with an ensuite cloakroom, two separate reception rooms both with fireplaces with cast iron log burners, some original features including sash windows, gas central heating to radiators and off road parking to the front.

The accommodation comprises:

**FRONT DOOR** to:

**ENTRANCE HALL:** With stairs to first floor landing.



**SITTING ROOM:** 13'2 x 12'6 (4.0m x 3.8m) A front aspect room with bay window, feature fireplace with inset cast iron log burner, television aerial point, radiator.



**DINING ROOM:** 12'6 x 10'11 (3.8m x 3.3m) A side aspect room with sash window, feature fireplace with inset cast iron log burner, under stairs storage cupboard, radiator.



**KITCHEN:** 13'2 maximum x 8'5 (4.0m x 2.6m) An L-shaped room with Shaker style floor and wall units, wooden work surfaces, one and a half bowl enamel sink, stainless steel gas hob with extractor fan over and electric oven below, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, tiled floor, opening onto a **CONSERVATORY** which could be used as a breakfast area with double glazed windows, radiator. Door to:



**LEAN TO/CONSERVATORY:** 9'1 x 5'6 (2.8m x 1.7m) With double glazed windows and doors to garden, paved floor, garden tap.

**BATHROOM:** White suite comprising tile enclosed bath with shower over, pedestal wash hand basin, low level w.c., fully tiled walls, double glazed frosted window, ladder style heated towel rail, tiled floor, airing cupboard with combi boiler.



## FIRST FLOOR

**LANDING:** Access to loft space.

**BEDROOM ONE:** 12'7 x 11'11 (3.8m x 3.6m) A dual aspect room with far reaching views through sash windows, radiator. Door to:

**DRESSING ROOM:** 8'6 x 5'0 (2.6m x 1.5m) With sash window, radiator and fitted wardrobes.



**EPC RATING:** E

**REF:** BO470

**VIEWING:** To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany.

**For clarification we should point out to potential purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

**BEDROOM TWO:** 12'7 x 10'7 (3.8m x 3.2m) A front aspect room with sash window, radiator. Door to:

**ENSUITE CLOAKROOM:** White suite comprising low level w.c., suspended wash hand basin.

## OUTSIDE

To the **FRONT** of the property is a shingled driveway providing off road parking with gated side access leading through to:

**THE REAR GARDEN** which measures approximately 90ft in length and is predominantly laid to lawn with both paved and decked seating areas, flower and shrub borders and superb views to the rear over adjoining farmland and countryside beyond.

**DIRECTIONS:** From our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. This road continues into Hedsor Road and at the S-bend bear left staying on the Hedsor Road where the subject property can be found after a short distance on the left hand side.

NOT TO SCALE

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