



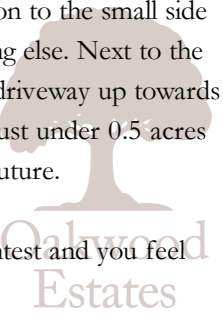
A truly rare opportunity to move your family to a quiet residential area surrounded by countryside in the highly sought after North Burnham location. Situated only a short distance from both Burnham High Street & Burnham Grammar School therefore your family has everything that you need on your doorstep. Further benefitting the area is the easy access to Burnham Beeches and Cliveden which is ideal for those family days out in the Summer.

This truly unique home is unlike anything else that you will find on the market, perfect for a family to enjoy and absolutely bursting with potential.

Currently this DETACHED home consists of FOUR double bedrooms, THREE separate reception rooms, a spacious kitchen, TWO bathrooms and a further downstairs WC. Due to this property being a bungalow the layout can be extremely flexible, you can make this into SIX bedrooms without doing any alterations at all. If you need even more space than this then all you have to do is walk 50 yards to the outbuilding. This outbuilding which is currently used as a photography studio already has TWO separate rooms, a kitchen area and WC. The potential is clearly here to make this in to a completely self contained annex for guests and family members or your home office/workshop.

The magic starts before you're even on the grounds of the property. As you turn off of Dropmore Road and on to the small side road that this property calls home you will see the TWO allocated parking bays before you lay eyes on anything else. Next to the bays is the entrance gate which opens into the impressive driveway which can park at least 10 cars. Follow the driveway up towards the garage entrance and you will see the main house itself next to the garage & outbuilding. The entire plot is just under 0.5 acres and offers huge gardens to the front and rear which provide endless potential to improve in the future.

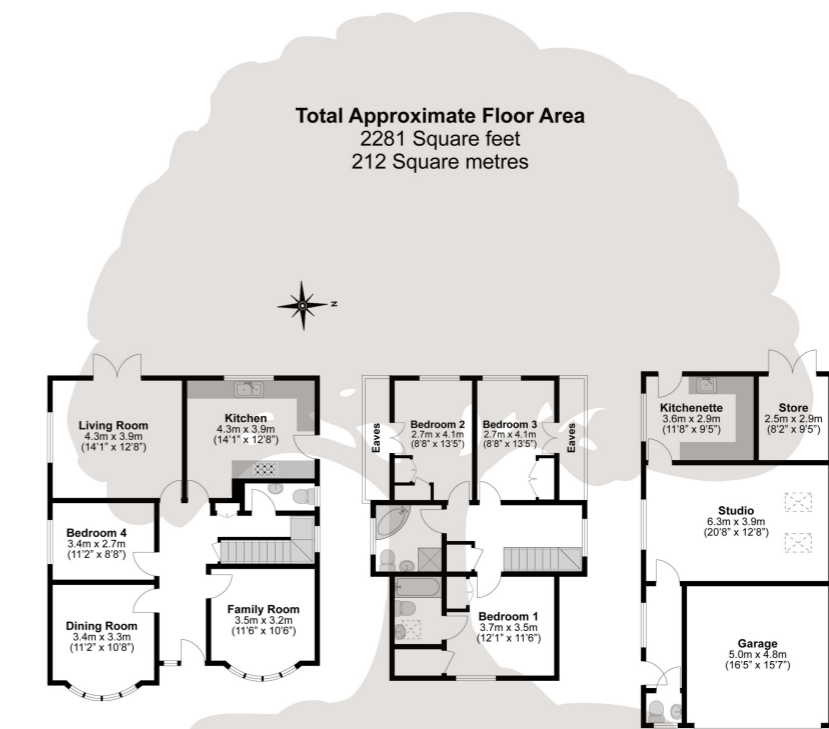
This impressive family home backs onto fields and countryside therefore you are not overlooked in the slightest and you feel completely detached.



Property Information

-  FREEHOLD
-  SURROUNDED BY COUNTRYSIDE
-  TWO BATHROOMS
-  SOUGHT AFTER AREA IN NORTH BURNHAM
-  LESS THAN 1 MILE TO BURNHAM GRAMMAR SCHOOL
-  DETACHED CHALET BUNGALOW
-  PARKING FOR 10 + CARS
-  TWO ADDITIONAL WC'S
-  LARGE PLOT JUST UNDER 0.5 ACRES
-  SPACIOUS OUTBUILDING (PERFECT FOR A SELF CONTAINED ANNEX)

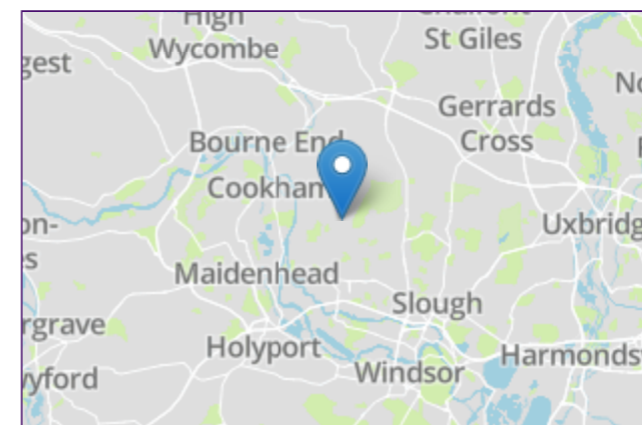
					
x4	x3	x2	x10	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Oakwood Estates

Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Location

Located in one of the most sought after locations in North Burnham, is this outstanding detached family house presented in very good condition throughout. The property is set in lovely secluded gardens and is within half a mile of Burnham Beeches and Burnham Beeches golf course. Burnham High Street is three quarters of a mile away and the property is within catchment for Burnham Grammar School.

Burnham offers a good range of shops for day-to-day needs while further more extensive shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. There are an abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. Other leisure pursuits include golf at Burnham Beeches and Stoke Park, and horse racing at Ascot and Windsor. In addition there are many attractive walks in the grounds of Cliveden, Windsor Great Park and Burnham Beeches. British Rail services, are available from Burnham to Paddington/Reading and from Beaconsfield to Marylebone. The Elizabeth Line services operate from Burnham making central London 35 minutes away. Access to the motorway network (M40, M4 and M25) are all within easy distance, with London Heathrow Airport less than 12 miles away.

Transport Links

Nearest stations:
Burnham (1.5 mi)
Taplow (2.1 mi)
Maidenhead (3.8 mi)

Road links are accessible via the A404(M) and M4 motorway. Regular train services run from both Burnham and Taplow to Reading (15 minutes) and

London Paddington (25 minutes). A direct trainline to London Waterloo can also be found from Windsor & Eton Riverside

Schools

PRIMARY SCHOOLS:
St Peter's Church of England Primary School
0.8 miles away State school

Dropmore Infant School
1.2 miles away State school

Our Lady of Peace Catholic Primary and Nursery School
1.2 miles away State school

Lynch Hill School
1.8 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
0.9 miles away State school

Haybrook College
1.6 miles away State school

Al-Madani Independent Grammar School
2.1 miles away Independent school

Council Tax

Band E