

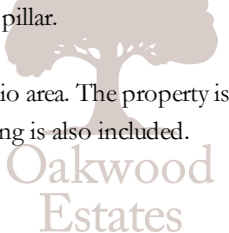
Nestled in the heart of Burnham Village is this truly unique opportunity that is rarely available. The location could not be better for this home as you are situated in one of Burnham's most sought after areas that is popular with families of all ages. Burnham Village High Street is a stone's throw away and offers all your essential amenities plus a range of cafe's and restaurants for the family to enjoy. Excellent local schools such as Burnham Grammar School, Priory School & Our Lady Of Peace are all on your doorstep, ensuring that no matter the age of your family you will always be spoilt for choice.

The location is also perfect for all commuters looking for easy access into London. Burnham train station (Elizabeth Line) is located less than 1 mile from your front door. plus M4 & M40 junctions are easily accessible.












This property is a once in a lifetime opportunity and provides an amazing blend of wonderful character features and the modern contemporary living. This Grade II home has been renovated up to an incredibly high order and now possesses ample modern features such as underfloor heating in the main living areas.

The main property consists of FIVE spacious double bedrooms with the master having an en suite bathroom. Bedroom two & three both have access to a Jack & Jill ensuite shower room. A third "family" bathroom is also included and is absolutely beautiful. The true selling point with this home is the breathtaking open plan kitchen and reception area. The kitchen alone is outstanding and offers underfloor heating plus stunning features throughout and is completely integrated ready for the next owner. As the kitchen wraps around you enter into the dining and living area, this wonderfully designed room is completely flooded with natural light due to several double glazed windows plus sliding glass doors to the rear. In this room you will find one of the original features of the barn with the quite incredible black iron pillar.

Completing this amazing home is a private low maintenance rear garden which is mainly made up of artificial grass and patio area. The property is located in a private gated development that only the residents have access to. A huge double garage and allocated parking is also included.

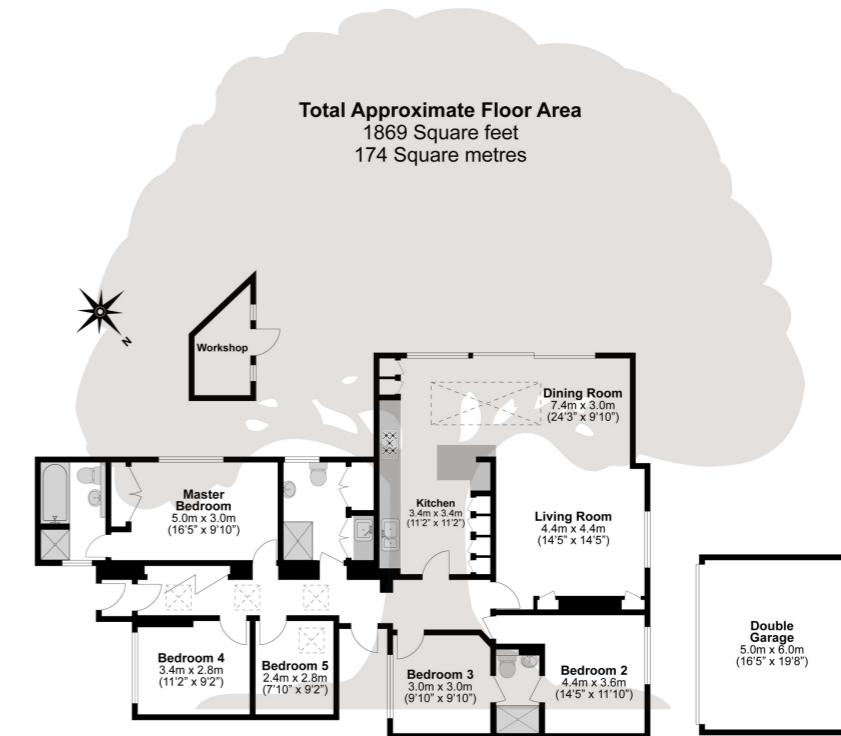


Property Information

-  FIVE DOUBLE BEDROOMS
-  HUGE DOUBLE GARAGE WITH POWER & PLUMBING + ALLOCATED PARKING
-  0.8 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  IMMACULATE CONDITION THROUGHOUT
-  LOW MAINTENANCE PRIVATE REAR GARDEN
-  PRIVATE GATED DEVELOPMENT
-  STUNNING GRADE II LISTED BARN CONVERSION
-  0.2 MILES TO BURNHAM GRAMMAR SCHOOL
-  LARGE OPEN PLAN KITCHEN/DINING & LIVING AREA WITH UNERFLOOR HEATING
-  THREE BATHROOMS
-  BEAUTIFUL CHARACTER FEATURES THROUGHOUT

					
x5	x1	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

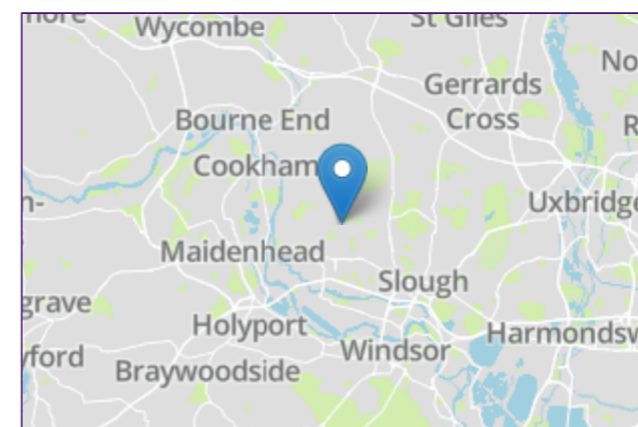
Floor Plan




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

Oakwood Estates

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	71	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Transport Links

Nearest stations:
Burnham (0.8 mi)
Taplow (1.5 mi)
Slough (3.0 mi)

All of the above stations are located on the Elizabeth Line. 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.

Location

Located in a quiet gated development in one of the most sought after locations in North Burnham, is this outstanding grade II listed barn conversion presented in very good condition throughout. The property is set within half a mile of Burnham Beeches and Burnham Beeches golf course. Burnham High Street is a short walk 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.

Schools

PRIMARY SCHOOLS:

St Peter's Church of England Primary School
0.5 miles away State school

Priory School
0.6 miles away State school

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

Lynch Hill School
0.6 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
0.2 miles away State school

Haybrook College
0.7 miles away State school

Al-Madani Independent Grammar School
0.9 miles away Independent school

Council Tax

Band E