

This truly unique family home is situated within one of North Burnham's most desired streets in the heart of the Village. The close proximity to fantastic local schools such as St Peter's School and Burnham Grammar School make this area extremely popular with families of all ages. With stunning nature reserves such as Burnham Beeches and Cliveden on your doorstep, Pink Lane has the unique benefit of providing a semi-rural feel, while only being a short walk from all your local amenities on the Village High Street.

A private gated driveway for several cars leads you from the road right up to the entrance of this period home. Upon entering this exceptional home you are drawn to the many character features on display throughout this entire property. These features consist of the beamed ceilings, log burner and outstanding exposed brick fireplace, which provides that amazing warm and cosy feeling especially during the winter months.

Internal space is offered in abundance with Three reception rooms, kitchen / breakfast room and downstairs WC all located on the ground floor. All FOUR bedrooms and TWO bathrooms are located in the first floor. As you explore this home you will feel the charm and character that immerses the entire property.

The property is detached and the plot makes you feel this way. The home is placed in the middle of wrap around gardens and is completely secluded and private.

Properties such as this are hard to come by and rarely come to the market. This home is perfect for someone looking for their long term home in an incredible area.



Property Information

-  FREEHOLD
-  BURSTING WITH CHARACTER FEATURES THROUGHOUT
-  ONE OF BURNHAM'S MOST PREMIER ROADS
-  HEART OF BURNHAM VILLAGE LOCATION
-  PRIVATE GATED DRIVEWAY PARKING FOR SEVERAL CARS
-  DETACHED
-  FOUR BEDROOMS
-  FANTASTIC SCHOOL CATCHMENT AREA
-  COMPLETELY ENCLOSED WRAP AROUND GARDEN

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x4 | x3 | x2 | x8 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Transport Links

NEAREST STATIONS:

Burnham (1.3 miles)
 Taplow (1.4 miles)
 Maidenhead (3.2 miles)

The M4 (jct 7) is approximately 1 mile distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

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 within completely enclosed 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.

Schools

PRIMARY SCHOOLS:

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

Lent Rise School
 1.0 miles away State school

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

Priory School
 1.1 miles away State school

SECONDARY SCHOOLS:

Burnham Grammar School
 0.8 miles away State school

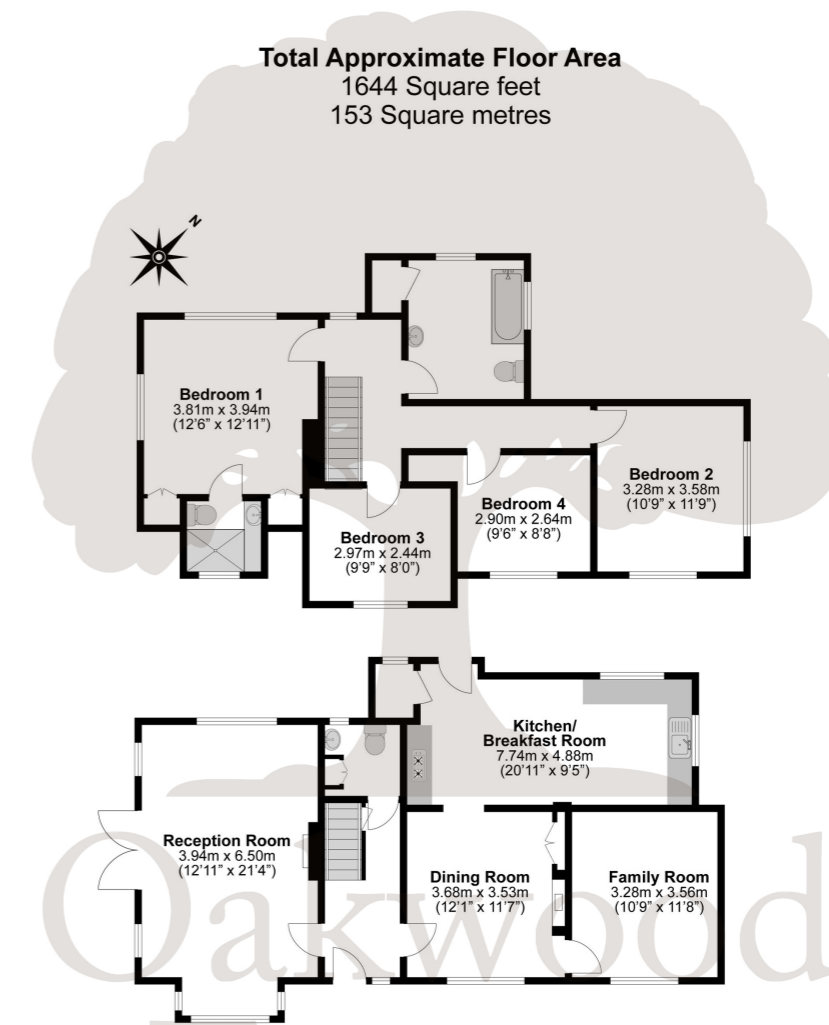
Haybrook College
 1.3 miles away State school

Al-Madani Independent Grammar School
 1.4 miles away Independent school

Council Tax

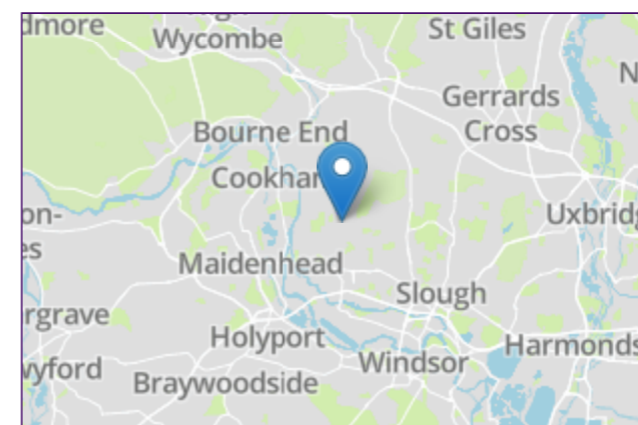
Band F

Floor Plan



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 | | 96 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 36 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |