

SPADE OAK FARM, BOURNE END
PRICE: £1,250,000 FREEHOLD

am ANDREW
MILSOM



**THE FARRIERS, 4 SPADE OAK FARM
COLDMOORHOLME LANE
BOURNE END
BUCKS SL8 5PS**

PRICE: £1,250,000 SHARE OF FREEHOLD

Situated in this tranquil setting just a short stroll of a picturesque stretch of the River Thames, a stylish three bedroom attached barn of 1,835 sq ft accommodation in semi rural gated community which includes ownership of surrounding paddocks.

**SECLUDED LEVEL GARDEN
FIRST FLOOR MASTER BEDROOM SUITE
TWO GROUND FLOOR BEDROOM SUITES
CLOAKROOM OFF RECEPTION HALL**

**APPROX 40FT VAULTED & BEAMED
KITCHEN/DINING/LIVING ROOM WITH
THREE SETS OF FRENCH DOORS &
CENTREPIECE FIREPLACE**

**GAS CENTRAL HEATING UNDERFLOOR
WITH RADIATORS IN THE BEDROOMS**

**DOUBLE GLAZING
MODERN KITCHEN FITTINGS &
BATH/SHOWER SANITARY WARE**

**DOUBLE GARAGE, PARKING & EV POINT
CIRCA ONE ACRE OF PADDOCK LAND
SECURE GATED ENTRANCE**

TO BE SOLD WITH NO ONWARD CHAIN

4 Spade Oak Farm is one of eight houses converted from a working farm on the edge of Little Marlow, reached through electric gates at the end of a popular lane. There is an adjacent paddock of approx one acre which serves to protect the environment around the farm.

There are 1,835 sq ft inside with the main reception room running almost 40 feet. Kitchen, dining & sitting gathered under a full-height oak frame around a central chimney & wood burning stove, with French doors to the garden. The house can be lived in entirely on one level having two en suite double bedrooms, reception hall & cloakroom on the ground floor. The third bedroom suite has a fitted study bed making this an ideal home office space. The Master bedroom suite has the whole c. 30ft first floor to itself with dressing area & bathroom. There is underfloor heating downstairs. At the house entrance there is a double garage with an EV charging point and parking for several cars.

The Thames is immediately adjacent to The Farm. Marlow is a couple of Miles: Bourne End rail station close by, with trains via Maidenhead to Paddington in around 45 minutes.

ENTRANCE HALL with beamed ceiling, low brick skirting, wood effect flooring, cloaks cupboard, boiler cupboard with water softener and gas boiler, skylight window, turning stairs to first floor.

CLOAKROOM with low level wc, wash hand basin, wood effect flooring, window.

Tenure is Leasehold with share of Freehold
Lease ends on 23/09/2990
Ground Rent is £100 per annum
Service charge £180 per annum

KITCHEN/DINING/LIVING ROOM A fabulous 'three in one' circa 40ft vaulted room with wood effect flooring throughout, three sets of French doors, central fireplace with log burner and delightful aspect over the secluded garden.



KITCHEN with vaulted high ceiling and skylight window and fitted with a range of high gloss grey floor and wall units, ample granite work surfaces with Rangemaster cooker with extractor over, one and a half bowl single drainer sink unit, integrated microwave, dishwasher and fridge freezer, shelved utility cupboard with space & plumbing for washing machine.



DINING AREA with over table lights, skylight.



LIVING AREA with lovely exposed brick wall, access to garden, skylight



BEDROOM TWO with French doors to front terrace, wardrobe cupboard, door to

ENSUITE SHOWER ROOM with walk in double shower with overhead shower unit & controls, wash hand basin with cupboards below, low level wc, heated towel rail, tiled floor, velux window.

BEDROOM THREE/STUDY with fitted pull down 'study bed', French doors to front terrace, double

wardrobe cupboard front aspect room with double glazed window, built in wardrobe, radiator, door to

EN SUITE SHOWER ROOM white suite comprising shower cubicle with overhead shower, wash hand basin with cupboard below, low level wc, heated towel rail, tiled floor, window.

FIRST FLOOR

MASTER BEDROOM WITH with four velux windows and view to rear over paddock, built in wardrobe cupboards, door to



EN SUITE BATHROOM with suite of corner spa bath, shower cubicle with overhead shower unit, pedestal wash basin, low level wc, tile floor, velux window.



OUTSIDE

TO THE FRONT of the barn is a good sized garden with terracing, lawn and paved patio area with excellent seclusion provided by the brick and flint neighbours side profile and mature hedging to the other side. There is a gated front entrance with trellising and established climbers leading from the garden to the double width shingle drive and to the **DOUBLE GARAGE**



THE REAR GARDEN is an attractive feature of this property offering a high degree of privacy with a large patio area to one side leading to the remainder of the garden which is predominantly laid to lawn with well stocked flower and shrub borders, mature trees and farmland beyond.

**Ref: BOU286 EPC RATING C
COUNCIL TAX BAND G**

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

DIRECTIONS: From our Bourne End office in The Parade turn left and continue through the village along the Marlow Road and just before the mini roundabout turn left into Coldmoorholme Lane. Spade Oak Farm will be found at the bottom of this winding lane on the left hand side just before the railway crossing and the River tow path.

Approximate Gross Internal Area = 170.5 sq m / 1,835 sq ft

Garage = 40.9 sq m / 440 sq ft

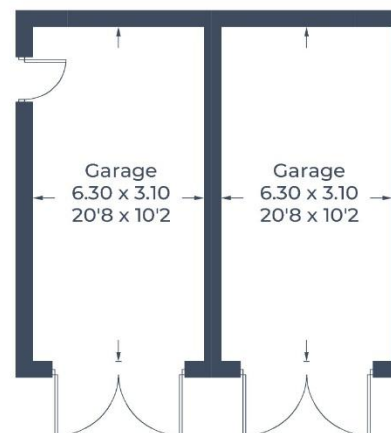
Total = 211.4 sq m / 2,275 sq ft



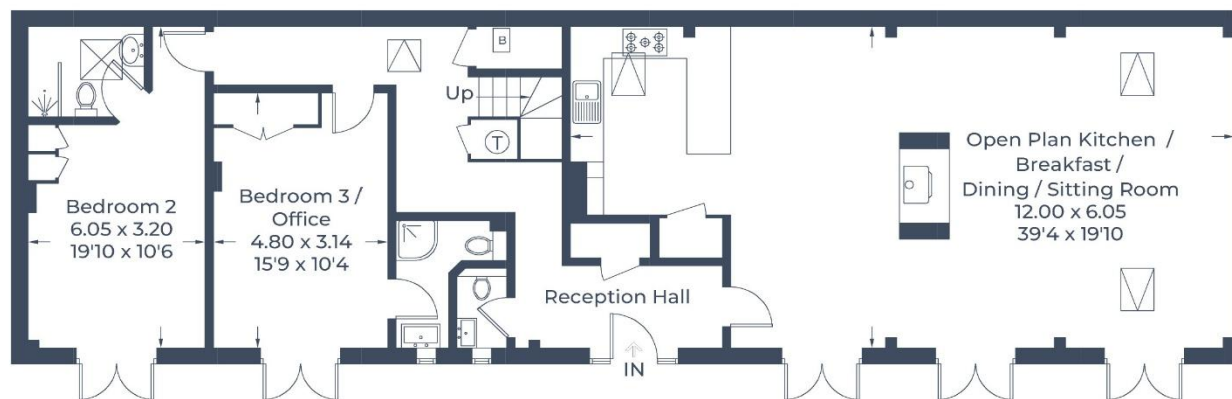
 = Reduced head height below 1.5m



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor

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

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.