



Lustleigh, Poyle Lane, Burnham



Ashington Page



Lustleigh, Poyle Lane

A handsome Edwardian home of remarkable scale and character, set within approximately a quarter of an acre in one of Burnham's most desirable locations. With Burnham Beeches, excellent schools and Elizabeth Line services all close at hand, Lustleigh offers an exceptional combination of village life, countryside and connectivity.

Dating from circa 1905 and originally built as the village doctor's residence, this magnificent detached home has been thoughtfully cared for and enhanced by the current owners over the past 16 years. Its elegant period architecture sits beautifully alongside generous, light-filled living spaces, creating a wonderfully versatile home for modern family life.

At the heart of the house is the impressive open-plan kitchen, dining and family room. Extensive glazing and soaring ceilings fill the space with natural light, while doors connect seamlessly with the garden. Equally suited to relaxed family time and larger-scale entertaining, this is a room designed to be enjoyed throughout the year.

The kitchen is beautifully appointed with extensive granite worktops, porcelain wood-effect flooring and a recently installed range cooker. A charming log burner adds warmth and atmosphere, while a Worcester boiler and Megaflo hot-water cylinder provide efficient heating and hot water throughout the home.

The remainder of the ground floor offers an excellent choice of reception spaces. The elegant reception and music room displays the high ceilings and classical detailing associated with the Edwardian era, while the welcoming sitting room features an attractive open fireplace, Victorian-style radiators and direct access to the garden. Naturally cool during the summer and wonderfully cosy in winter, it is an inviting space in every season.





A practical utility room with stable doors sits alongside the kitchen. The ground floor also includes a particularly useful guest suite with separate access and a conveniently positioned cloakroom. This flexible arrangement is ideal for visiting guests, an au pair, an elderly relative or families seeking comfortable multigenerational accommodation.

On the first floor are four generous double bedrooms, each filled with natural light and displaying period details that reflect the history of the house. Original fireplaces and elegant ceiling roses bring individual character to the rooms, two of which enjoy private en-suite facilities. A stylish family bathroom serves the remaining bedrooms.

The top floor has been transformed to create a superb principal suite. Completed approximately two years ago, the bedroom features vaulted ceilings, far-reaching countryside views and ample room for a super king-size bed. A dedicated walk-in wardrobe and extensive eaves storage complete this peaceful retreat.

An additional room on this floor provides further valuable flexibility. Currently suited to use as a study or occasional bedroom, it would also make an excellent nursery, creative space or private home office, with plentiful storage within the eaves.

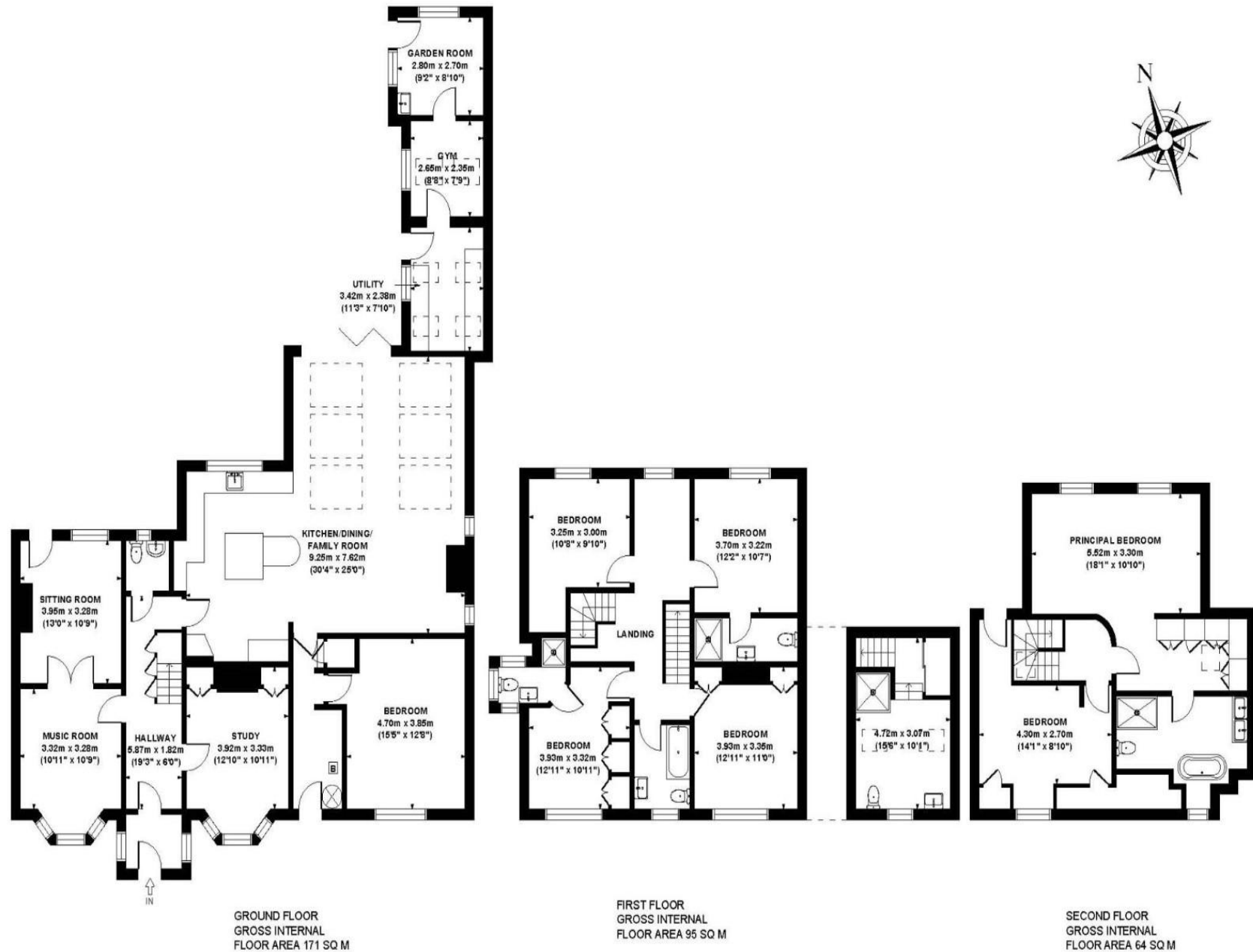
Gardens and grounds

Lustleigh is approached through a gated entrance, opening onto a substantial driveway with generous off-street parking.

The house occupies an impressive plot of approximately 0.25 acres, providing plenty of space for children to play, summer entertaining and quiet moments outdoors. The scale of the garden is a particular rarity and gives the property a wonderful sense of privacy and openness.

A versatile garden room and outbuilding offers even greater flexibility. With independent access, power, water and double glazing, it is currently arranged as a gym and potting shed but could readily become a home office, studio, workshop or recreational space.





LUSTLEIGH, POYLE LANE, BURNHAM, SL1 8LA
APPROX. GROSS INTERNAL FLOOR AREA 330 SQ M / 3552 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE





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