



Britwell Gardens,
Burnham





No 1

HARTWELL GARDENS





Magnolia Cottage is ideally located on a private road just moments away from the local high street and shops, as well as offering easy access to the Burnham Beeches nature reserve.

Situated within close proximity to numerous sought-after Grammar schools and surrounded by various private schools, this home is perfectly positioned for families.

The generously sized living room epitomises the quintessential English cottage, characterised by its beams, feature working fireplace, and dual aspect windows framing views of the beautifully landscaped garden. A convenient separate entrance also provides direct access to the garden from here. The ground floor also includes a family bathroom with a free-standing bath and an additional separate guest cloakroom. Upstairs, three double rooms exude cosiness with character windows and beams, creating a truly inviting space.

The exterior is a haven of tranquillity, with an immaculately landscaped garden ensuring complete privacy. Various seating areas, charming footpaths, and mature trees contribute to the picturesque setting. Additionally, a detached timber office, meticulously maintained, adds a fantastic dimension to the property and is offering a versatile space that could continue to be used as a home office, or alternatively serve as a games room or separate guest room. Magnolia Cottage combines timeless charm with modern comfort, and can only truly be appreciated in person.

History

It is believed the property was originally called Crosses Farm and one of the premier properties in the area at the time, it served traffic coming up from London to Bath. When the first road bridge was built at Maidenhead between 1772-77 however, Burnham’s through traffic declined. Magnolia Cottage is adjacent to Grenville Court which was once occupied by Lord Grenville (related to William Pitt). It was he who ordered the moving of the road away from his home, meaning that Crosses Farm could no longer be seen from the main thoroughfare. So the property is now tucked away in a quiet private lane.

Location

Burnham Village 0.4 miles, Burnham station 1.2 miles, Beaconsfield 6.8 miles, Maidenhead 4.7 miles, Windsor 6.4 miles, Heathrow (T5) 13 miles, central London (Baker Street) 27 miles. All distances are approximate.

Burnham Village provides excellent facilities for day to day shopping with more comprehensive facilities available in Beaconsfield, Maidenhead and Windsor. The historic, protected ancient woodland of Burnham Beeches gives hundreds of acres of extensive walks and bridleways together with a picturesque setting.



Key Features

- Three Double Bedrooms
- Stunning Formal Gardens
- Garage and driveway
- Close to Village Centre
- 0.18 Acre Plot
- 17th Century Grade II Listed Cottage
- Detached Timber Built Home Office
- Inglenook Fireplace
- Stunning Internally and Externally



x3

Bedrooms



x1

**Reception
Rooms**



x1

Bathrooms



x2

**Parking
Spaces**



Y

Garden



Y

Garage

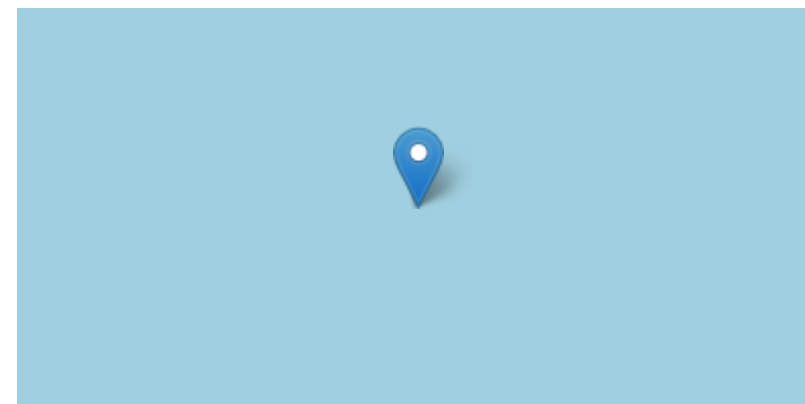


Marketing Office Contact Details

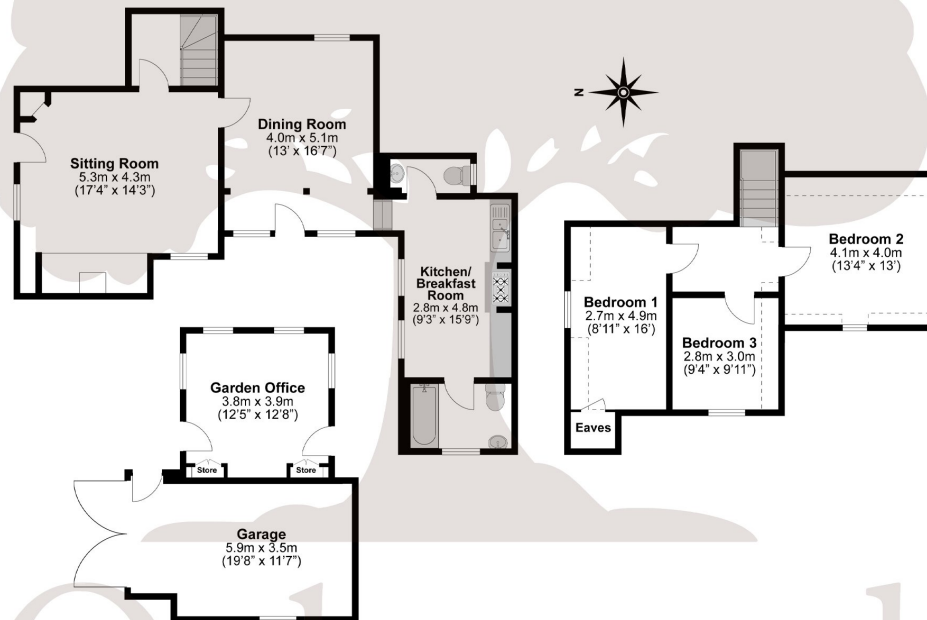
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EPC

Property Location



Total Approximate Floor Area
1717 Square feet
160 Square metres



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

Oakwood
Estates

