



# THE OLD NURSERY

BOURNE END | BUCKINGHAMSHIRE | SL8 5DP



Large Family Homes | Riverside | Eco-friendly

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# THE OLD NURSERY

Ardgowan Homes is proud to present an inspired collection of three large detached family homes unashamedly replicating fine architecture of the Victorian era.

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PLOT 1  
FRONT (NORTH WEST) ELEVATION



PLOT 2  
FRONT (NORTH WEST) ELEVATION



PLOT 3  
FRONT (NORTH WEST) ELEVATION



Each of these eco-friendly and highly specified properties feature wonderful, light filled and spacious interiors with private gardens and terraces overlooking the river Wye. Bourne End is a vibrant Thameside village located on the edge of the Chilterns.

The railway station is just 10 minutes walk linking Marlow and Maidenhead (access to Elizabeth line), the latter facilitating fast access to London and Heathrow.

Eco credentials have been carefully built-in

Highly Insulated | Energy Efficient

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THE  
OLD NURSERY





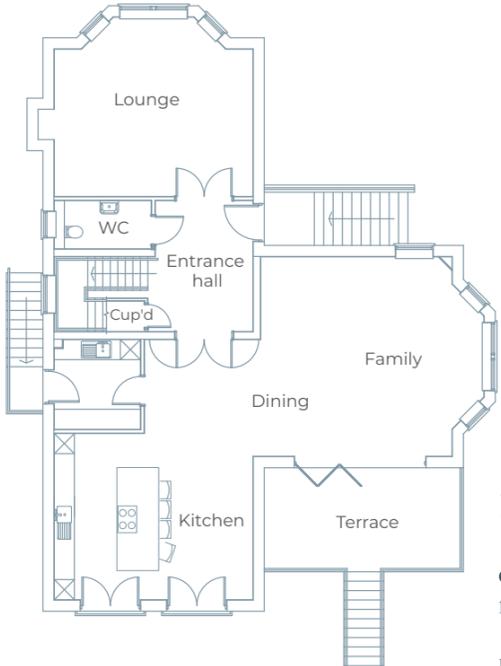
# SITE PLAN



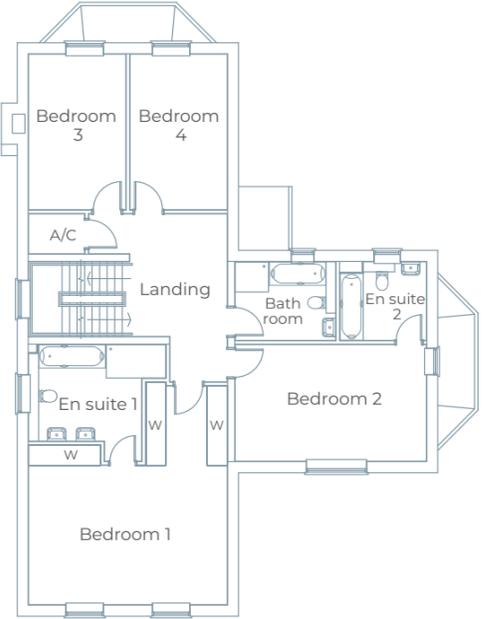
# FLOOR PLAN

## PLOT 1

GROUND FLOOR PLAN



FIRST FLOOR PLAN



**FLOOR AREA**

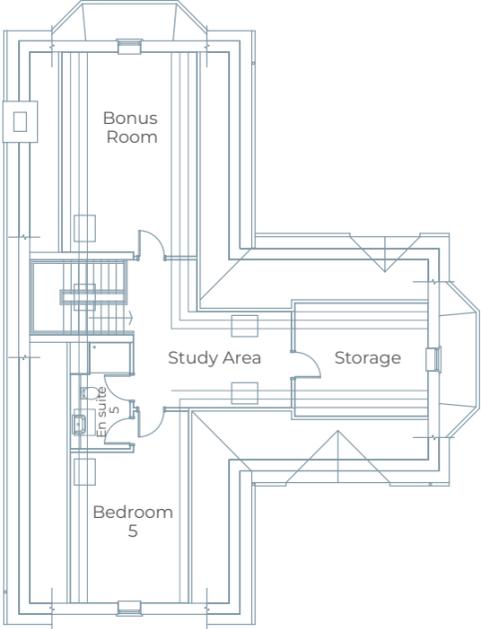
**GROUND FLOOR**  
139.37M<sup>2</sup> - 1500SQ\_FT

**FIRST FLOOR**  
132.95M<sup>2</sup> - 1431SQ\_FT

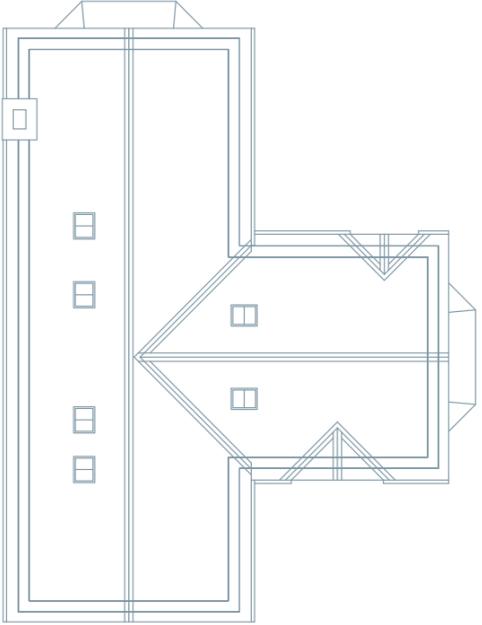
**SECOND FLOOR**  
80.91M<sup>2</sup> - 871SQ\_FT

**TOTAL**  
353.23M<sup>2</sup> - 3802SQ\_FT

SECOND FLOOR PLAN



ROOF PLAN



# FLOOR PLAN

## PLOT 2

GROUND FLOOR PLAN



### FLOOR AREA

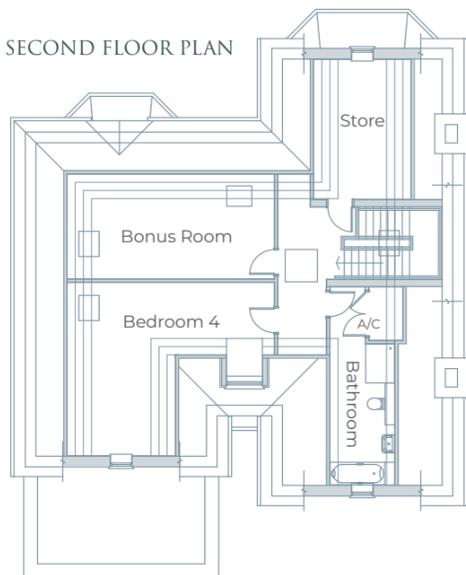
**GROUND FLOOR**  
156.93M<sup>2</sup> - 1689<sub>SQ.FT</sub>

**FIRST FLOOR**  
134.92M<sup>2</sup> - 1452<sub>SQ.FT</sub>

**SECOND FLOOR**  
83.97M<sup>2</sup> - 904<sub>SQ.FT</sub>

**TOTAL**  
375.82M<sup>2</sup> - 4045<sub>SQ.FT</sub>

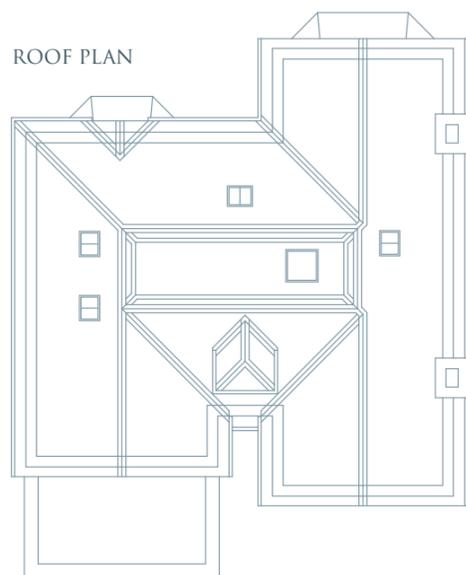
SECOND FLOOR PLAN



FIRST FLOOR PLAN



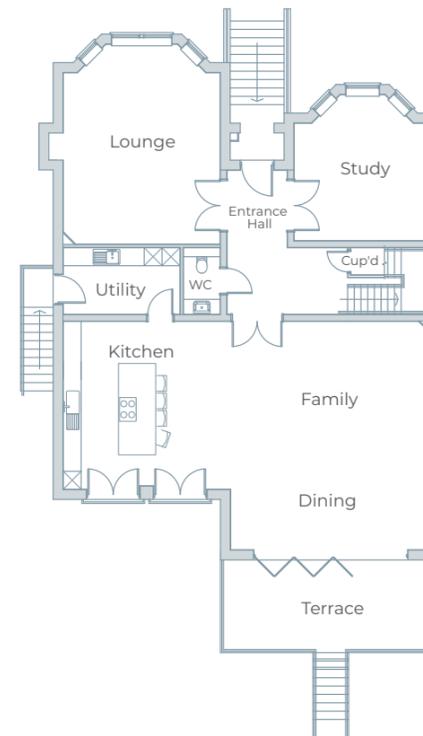
ROOF PLAN



# FLOOR PLAN

## PLOT 3

GROUND FLOOR PLAN



### FLOOR AREA

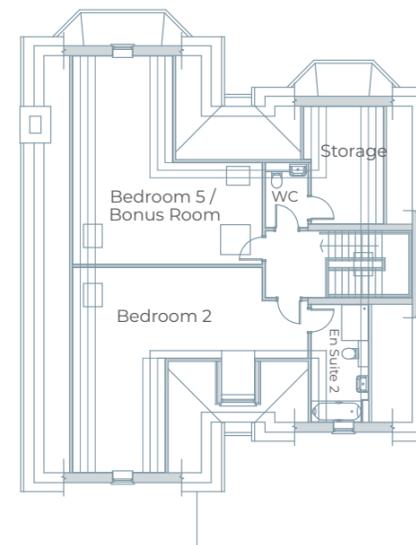
**GROUND FLOOR**  
175.43M<sup>2</sup> - 1888<sub>SQ.FT</sub>

**FIRST FLOOR**  
146.52M<sup>2</sup> - 1577<sub>SQ.FT</sub>

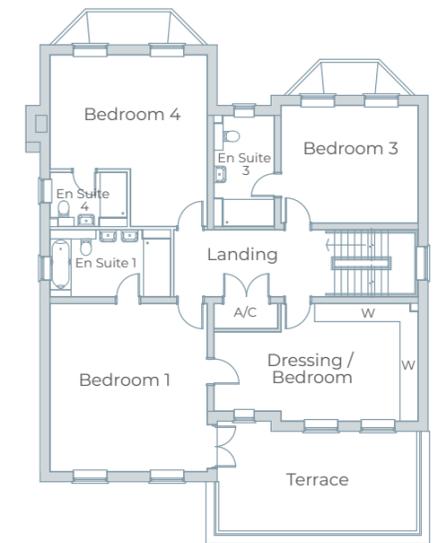
**SECOND FLOOR**  
97.84M<sup>2</sup> - 1053<sub>SQ.FT</sub>

**TOTAL**  
419.79M<sup>2</sup> - 4518<sub>SQ.FT</sub>

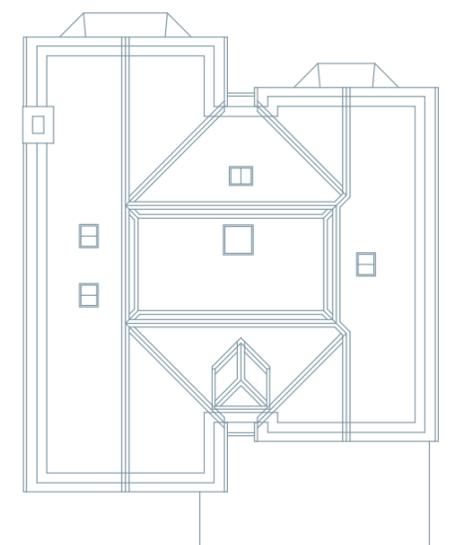
SECOND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN





Quality kitchens designed and supplied by Kitchen Connection of Ascot (KCA)  
These computer generated images are indicative only

Wonderful, light filled and spacious interiors with private gardens and terraces overlooking The River Wye



The Old Nursery is the site of a former kitchen garden serving Mill Stream House on the fringe of Bourne End village and also close to Cookham village. The site, which sits within the Riversdale and Hedsor Road Conservation area, fronts the river Wye to the eastern boundary and is sheltered from the road by a high wall.

This collection of three large family homes have been meticulously designed to reflect the classic architecture of the mid-late Victorian era whilst offering contemporary living at its finest with beautifully proportioned light filled rooms and river view terraces. Eco credentials have been carefully built-in to include under-floor heating powered by air source heat pumps, solar PV panels, battery storage and mechanical heat recovery ventilation.





## LOCATION

The Old Nursery is located mid-way between Bourne End and Cookham villages, both about 15 minutes walk.

The railway station is a 10 minute walk. Bourne End is a vibrant Thameside village.

The picturesque marina and the renowned Upper Thames Sailing Club (a thriving family sailing club) are at the heart of the village. A week-long regatta in June is a key date in the calendar. The river Wye flows for about 10 miles from West Wycombe through Loudwater and Wooburn Green to its confluence with the river Thames at Bourne End, 130 metres downstream from the site of The Old Nursery.

Only 25 miles west of London, Bourne End is a prime location with excellent links by road, rail and air via London Heathrow.

## BOURNE END



# THE OLD NURSERY

Perfectly located and surrounded by natural beauty

**THE CHILTERNS**  
Area of Outstanding Natural Beauty



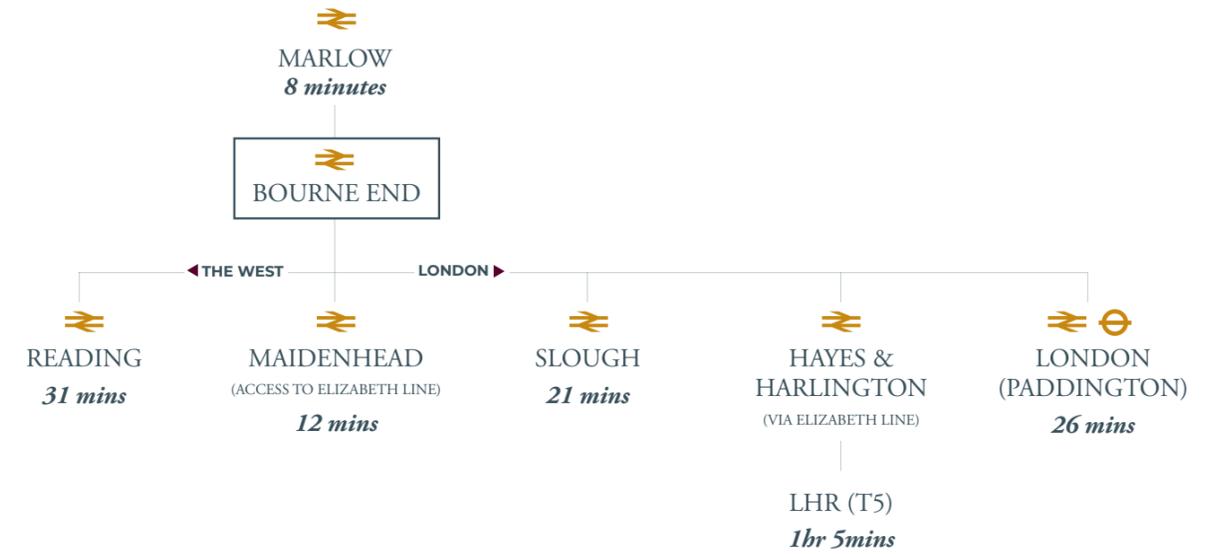
1 mile



## BOURNE END STATION

Bourne End station is just 10 minutes walk from “The Old Nursery”.

### By Train from Bourne End Station\*



### By Car from “The Old Nursery”\*\*



\*Approximate travel times from Bourne End Station showing the fastest journey time available. Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

\*\*All times shown are approximate and will be traffic dependant. Source: [www.google.co.uk/maps](http://www.google.co.uk/maps)

## COOKHAM

The historic Thameside village of Cookham is within walking distance via the river bridge and is noted for its Norman church and “old world” atmosphere. The village was home to the famous British painter, Sir Stanley Spencer who called Cookham “a village in heaven”. There is a gallery of his work run by volunteers.



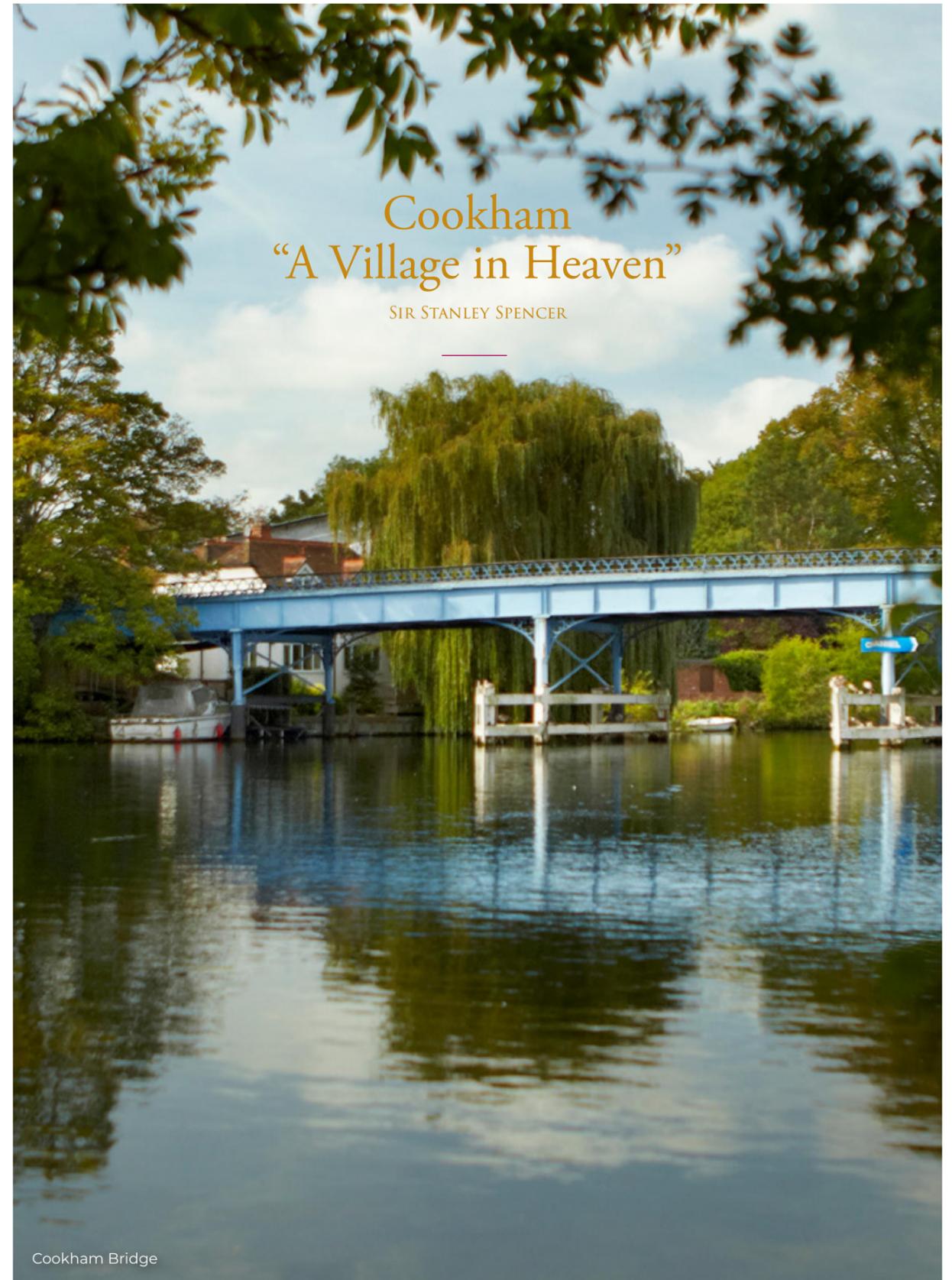
Autumn at Cookham Lock



Norman Church, Cookham



Bridge over village pond



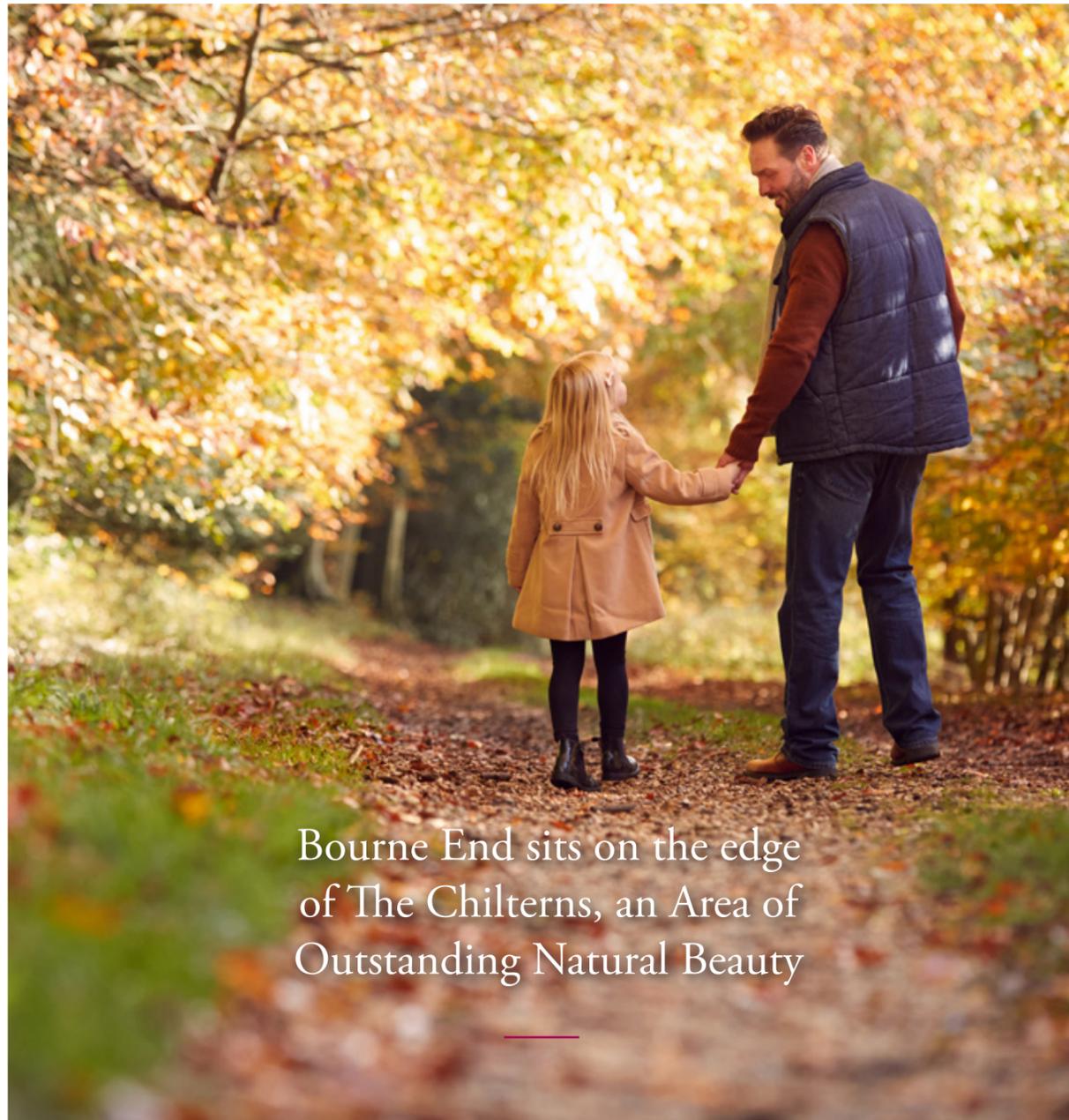
## Cookham “A Village in Heaven”

SIR STANLEY SPENCER

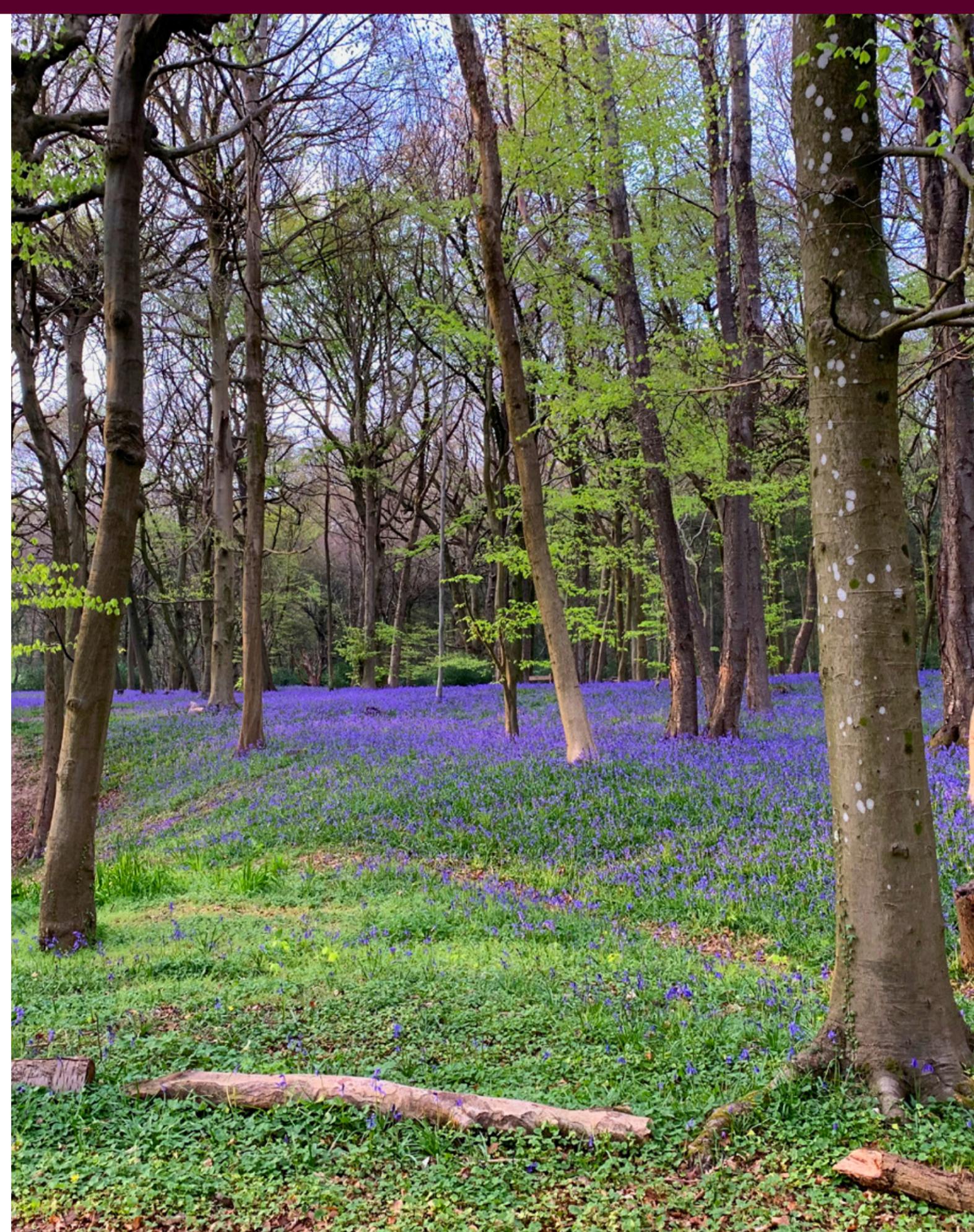
Cookham Bridge

## THE CHILTERNs

Bourne End sits on the edge of the Chilterns, an Area of Outstanding Natural Beauty which boasts hundreds of square miles of scenic landscape famed for hiking / walking and wildlife with many beechwoods to be found carpeted with bluebells in spring.



Bourne End sits on the edge  
of The Chilterns, an Area of  
Outstanding Natural Beauty



## CLIVEDEN

Cliveden (the former home of the Astor family) is also nearby. The estate is run by the National Trust with the house now a luxury hotel, a fine place to visit for afternoon tea!

Cliveden is set high above the Thames with far-reaching views, the impressive gardens and majestic woodlands capturing the grandeur of a bygone age.



Clivedon House



## SCHOOLING

The County of Buckinghamshire offers two types of mainstream secondary schools; grammar schools and upper/all-ability schools. Buckinghamshire is one of the few Counties in England still supporting grammar schools and they remain extremely popular, largely thanks to their academic success.

Grammar schools admit children based on their performance in the Secondary Transfer Test whilst upper/all-ability schools admit any child, regardless of ability.

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### LOCAL SCHOOLS OF NOTE INCLUDE:



Sir William Borlase's Grammar School, Marlow (Mixed)



John Hampden Grammar School, High Wycombe (Boys)



Royal Grammar Day and Boarding School High Wycombe - RGS (Boys)



Wycombe Abbey, Independent Day and Boarding School (Girls)



Wycombe High School (Girls)

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### USEFUL WEBSITES FOR PARENTS:

[www.locrating.com](http://www.locrating.com)

[www.elevenplusexams.co.uk](http://www.elevenplusexams.co.uk)

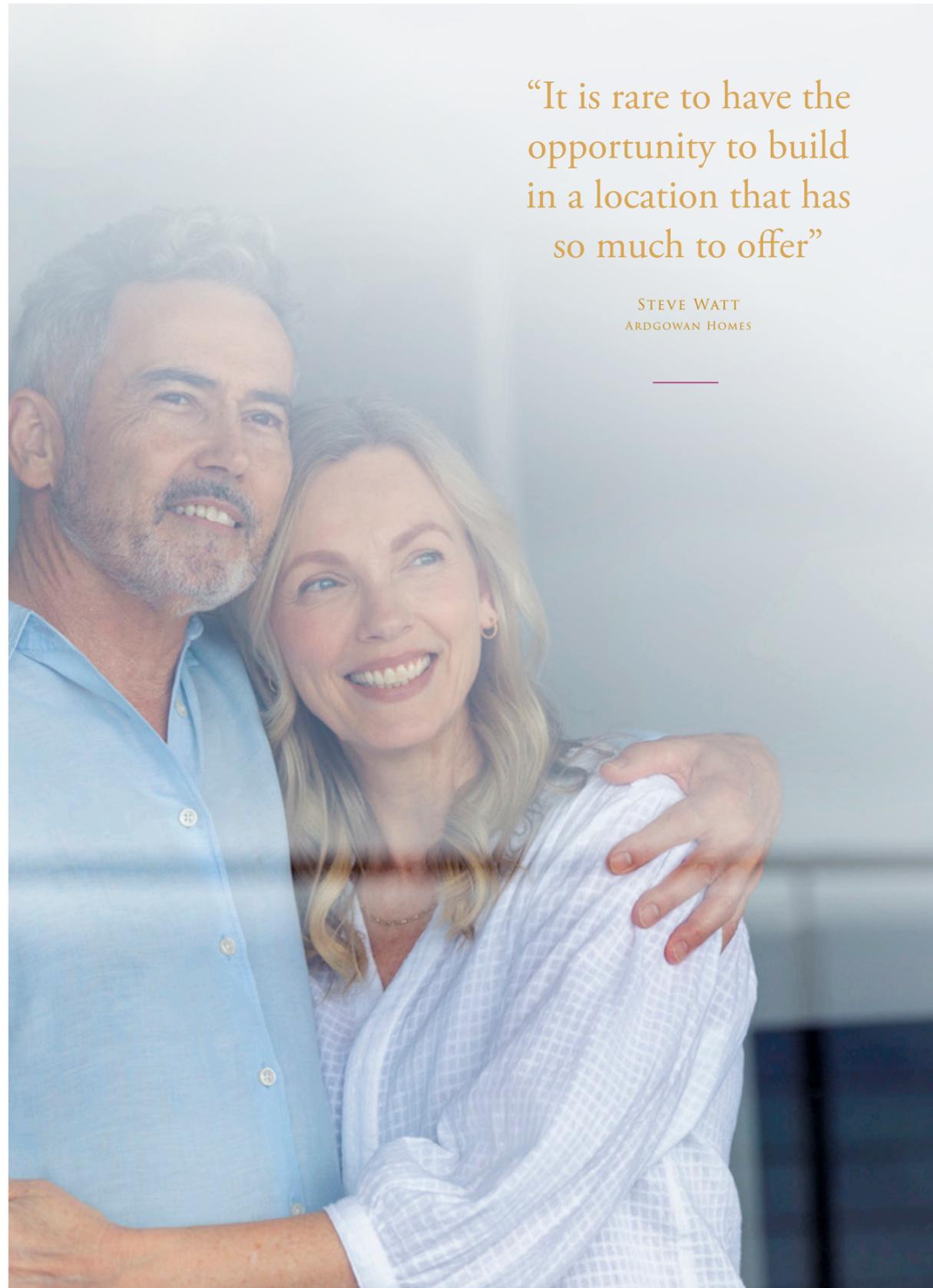
[www.thebucksgrammarschools.org/](http://www.thebucksgrammarschools.org/)

[www.schoolguide.co.uk/local-authorities/buckinghamshire](http://www.schoolguide.co.uk/local-authorities/buckinghamshire)



“It is rare to have the  
opportunity to build  
in a location that has  
so much to offer”

STEVE WATT  
ARDGOWAN HOMES



ARDGOWAN  
HOMES LIMITED

## A REPUTATION BUILT ON EXPERIENCE



Ardgowan Homes has built many fine bespoke properties, several of which are showcased on the company website. Chairman and founder of Ardgowan, Steve Watt, personally oversees much of the design and build process. He has over 45 years' experience in architecture and building, having spent 16 years with one of the country's largest housebuilders as Chairman of a number of operating divisions.

Ardgowan Homes uses only the finest materials and fittings from leading brands, appointing each home to a high specification. Intelligent planning is combined with an exceptional attention to detail, ensuring a beautifully finished product.

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