



Balmoral, Green Lane



Ashington Page



Welcome to *Balmoral*, a truly charming detached Arts and Crafts residence set back from the road in the highly desirable Green Lane, Burnham. Built in 1953 by the renowned Bunce Brothers Builders, this elegant home exudes timeless character and offers both immediate comfort and exciting potential for future expansion.

Set behind double wooden gates and a graceful yew hedge, Balmoral makes a striking first impression with its tranquil front garden, extended driveway, and serene setting. Adorned with mature wisteria, this beautifully restored property combines period features with modern updates, creating a warm and inviting sanctuary.

Step into the spacious entrance hall and you are immediately greeted by original oak herringbone parquet flooring, which flows seamlessly through the sitting and dining rooms. The large, light-filled sitting room opens via double doors to a charming covered terrace—perfect for entertaining or simply enjoying the stunning view of the expansive, south-facing rear garden.

The thoughtfully designed ground floor also boasts an eat-in fitted kitchen, a separate formal dining room, and a beautifully refitted guest WC. Throughout, the home retains its character with meticulously restored original Crittall Homelight leaded steel windows, elegant brass handles, and oak frames.

Upstairs, the home offers four generous double bedrooms. One features access to a sunny private terrace, while two benefit from walk-in closets. The stylish family bathroom and separate WC—fully updated in 2023—showcase Porcelanosa ceramic tiles, a striking mirrored wall, and a premium Crosswater vanity unit with an American Walnut basin. A large landing with tall stairwell windows frames tranquil garden views. A pull-down ladder provides access to a fully insulated loft.—ideal for conversion into further living space, subject to the usual planning consents.

The rear garden is a true haven: 90 feet of sculpted, irrigated borders, tall Copper Beech and Laurel hedges for privacy, a manicured lawn, a greenhouse, and a wooden shed all contribute to a sense of serenity and seclusion.





Location & Lifestyle

Green Lane is one of Burnham's most prestigious and peaceful addresses, lined with grassy verges, classic lamp posts, and handsome homes. Balmoral enjoys excellent access to transport links, including the Elizabeth Line for swift connections into London. Highly regarded schools, such as Burnham Grammar, and local village shops are just a short walk away.

Burnham Village provides a great selection of everyday amenities, including Morrisons Daily, Tesco Express, and a variety of cafés and restaurants. For a wider choice of shopping, dining, and leisure experiences, the larger nearby towns of Windsor, Beaconsfield, Gerrards Cross, and Maidenhead are all within easy reach.

The area also boasts exceptional recreational and lifestyle amenities, with the historic Cliveden House and two prestigious golf courses — Lambourne Golf Club and Burnham Beeches Golf Club — just moments away.

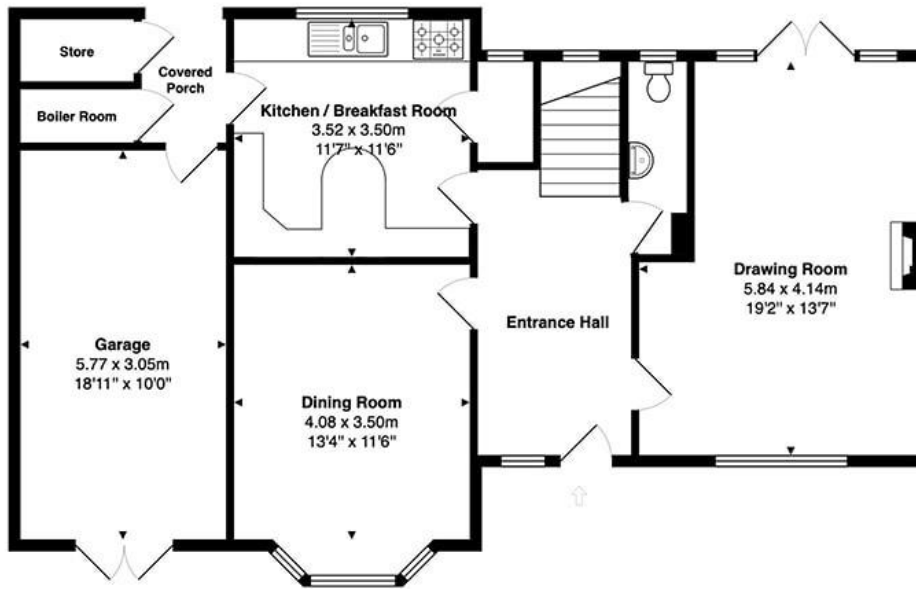
Transport links are excellent: the M40 (via Junction 2 at Beaconsfield) and the M4 (via Junction 7) connect swiftly to the M25 and the national motorway network, making travel to London, Heathrow Airport, and destinations further afield convenient and straightforward.

For commuters, Burnham Station is just 1.2 miles away (under a 4-minute drive), offering direct services on the Elizabeth Line for fast and efficient access into central London.

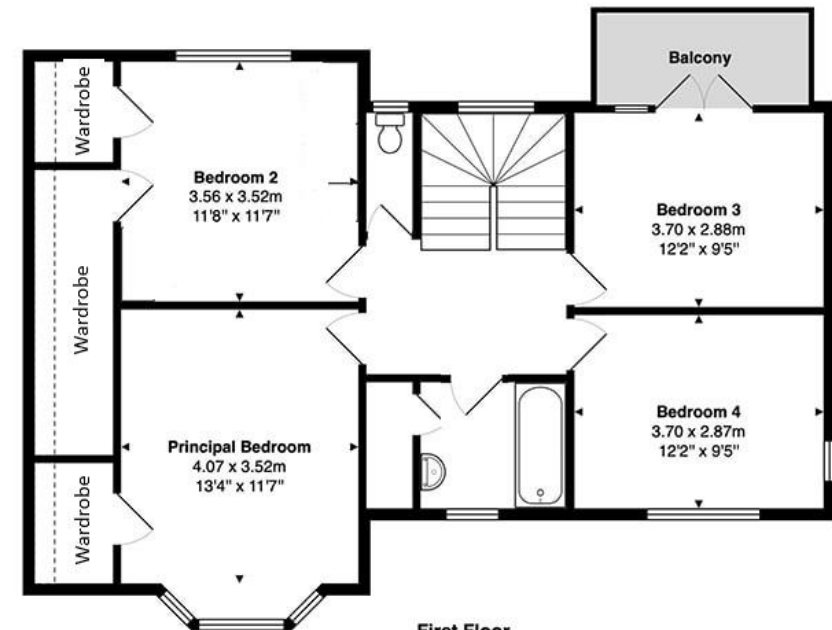
Families are well-catered for, with Burnham Grammar School just a short walk from the property. The location also falls within the catchment for top-performing grammar schools such as Beaconsfield High and John Hampden Grammar. Nearby primary schools include Lent Rise and St. Peter's C of E, and there are several local nurseries available, including Burnham Montessori and Oratory Montessori Day Nursery.



36 Green Lane, Burnham



Ground Floor
Area: 91.3 m² ... 983 ft²



First Floor
Area: 83.4 m² ... 898 ft²

Main House Approx Gross Internal Area 1556 sqft 145.5 sqm
Garage, Store, Balcony & Covered Porch Approx Gross Internal Area 320 sqft 29.7 sqm
Total Approx Gross Internal Area 1881 sqft 174.7 sqm

This floorplan is for indicative purposes only. Whilst all care and attention has been taken to ensure the accuracy of this plan, doors, windows, and measurements are approximate and for illustrative purposes only





For an appointment to view this property, please contact Ashington
Page

on

01494 680 018



Should you decide to use James Walton, Park Grove Mortgages Limited, you should know that we would normally receive a referral fee from him on completion of a transaction. An average referral fee is typically

Important Notice: These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statements contained in these particulars in relation to the property are made without responsibility of Ashington page or its clients. Neither Ashington Page (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

www.AshingtonPage.co.uk

Ashington Page