**Kinnaird**

**DESCRIPTION**

Kinnaird was built in 2010 for the current owners to an exacting specification, resulting in a magnificent and beautifully styled residence with tremendous attention to detail. The house offers almost 8,000 square feet of accommodation behind splendid Georgian style facades. A wonderful blend of period and modern styles have been incorporated with high ceilings, wide sash windows, ornate carving and artichaves, part panelled walls, high skirting boards, oak floors, under floor heating and air conditioning to some rooms. The house has been planned with practical family living in mind with details such as a boot room, pantry, an abundance of storage space, laundry chute and a games room/cinema on the second floor. The majority of the bedrooms have en suites with a variety of high quality fittings and finishes.

The L shaped reception hall is at the centre of the house and offers an impressive hub with a fine turned oak staircase with Venetian picture window leading to the accommodation on the upper floors. The main reception rooms flow from the hall with many interlinking creating a great house for entertaining. The sitting room has an open feature fireplace with gas fire and limestone surround and slate hearth and display shelving and cabinets with two sets of French doors onto the raised rear terrace. Sliding double doors lead into the well proportioned dining room with large walk in curved bay window and wonderful garden views. The kitchen/breakfast room is a superb family space with a luxury hand painted Martin Moore kitchen with granite work surfaces, a large central island and a range of high quality integrated appliances including Gaggenau ovens with warming drawers. There is plenty of space for a large breakfast table and two sets of French doors lead out onto the raised rear terrace giving views over the garden and countryside beyond. The Orangery lies adjacent and is a beautifully light and bright room, with large electrically operated roof lantern with rain sensor and full width set of sash windows to one wall with French doors to a Juliet balcony giving lovely views. A free standing gas ‘log burning’ stove is a cosy feature. The library lies to the front of the house with bay window and window seating. There is a feature fireplace with gas fire and limestone surround, slate hearth and built in book and display shelving. The well equipped study has a built in desk area and storage cupboards finished in bamboo and painted glass as well as further book shelving. The ground floor cloakroom also has a shower and in the rear hallway there is a range of storage cupboards, one with a laundry chute, as well as a door to the parking area. A pantry, utility room and boot room complete the downstairs accommodation.

On the first floor the generous landing is part galleried with stairs rising to the second floor. The master suite has a superb size bedroom with French doors leading to a semi-circular balcony with lovely views. The dressing room has an array of wardrobes, cupboards, drawers and a dressing table. This leads into the en suite bath/shower room with twin hand basins and separate WC. There are four further bedrooms on the first floor, one with a dressing room as well as an en suite shower room, two have en suite shower rooms with the remaining bedroom (currently used as a gym) served by an adjacent family bathroom.

The second floor offers a large bedroom with dressing room and en suite shower room as well as a further bedroom suite. A large games/cinema room with air conditioning offers great teenager/ family space and is served by a cloakroom.

- **Reception hall**
- **Sitting room**
- **Dining room**
- **Library**
- **Orangery**
- **Study**
- **Martin moore fitted Kitchen/breakfast room**
- **Pantry**
- **Utility room**
- **Shower room**
- **Cloakroom and shower**
- **Boot room**
- **Master bedroom suite with Balcony, dressing room and en suite bath and shower room**
- **3 Further bedroom suites**
- **5th bedroom/gym**
- **Family bathroom**
- **2 Second floor bedrooms, one with dressing room and en suite shower, one with en suite bathroom**
- **Games room/cinema**
- **Cloakroom**
- **Plant room and storage room**
- **Detached double garage**
- **Garden room with gardeners WC**
- **Secure gated driveway and parking**
- **Beautifully landscaped gardens**
- **Just over half an acre in all**

**DIRECTIONS**

From the centre of the New Town proceed into Gregories Road, heading west. Take the fifth turning on the left into Cambridge Road, and turn right into Stratton Road. Kinnaird will be found a short distance down on the right just before the bend.

From M40 (J2) follow the signs for Beaconsfield (A40) through the Old Town. At the large roundabout turn right heading towards Beaconsfield New Town, (B474). At the second mini roundabout turn right heading for Beaconsfield town centre/station (fast trains to London Marylebone in 23 minutes) 0.8 miles, M40 (Jct 2) 3 miles. London (Baker Street) 26 miles. London Heathrow Airport 16 miles.
**SITUATION**

Stratton Road is one of the most sought after residential roads in Beaconsfield. It is approximately ¾ of a mile from all the town centre amenities and station. Beaconsfield New Town offers an excellent range of shops for day to day needs including Waitrose, Sainsbury’s and Marks & Spencer food hall as well as, a variety of boutique clothes shops. The mainline train service runs to London Marylebone (fast trains from 23 minutes).

Beaconsfield Old Town has many restaurants and public houses. The M40 (J2) is 3 miles away, giving access to London, Oxford, Birmingham, Heathrow and the M25. The area is well known for its all-round quality schooling and the retention of the excellent grammar school system. Preparatory schools available in Beaconsfield include Davenies for boys and High March for girls in addition to excellent state schools. The surrounding area has an abundant choice of sporting facilities including golf courses, rugby clubs, cricket clubs, and leisure facilities and is close to the Chilterns Area of Outstanding Natural Beauty.

**OUTSIDE**

Kinnaird is approached through electronically controlled vehicle and separate pedestrian gates. The vehicular gates lead onto a large driveway and parking area with double detached garage. The area edged by well stocked shrub borders, hedging and trees. The pedestrian gateway leads into the formal front garden with lawn areas and stocked beds with Box hedging and Lavender with a paved path leading to the attractive entrance porch.

To the rear, the gardens are southerly facing with a large raised terrace adjacent to the house with two seating and table areas with wrought iron balustrading. There is a lower terrace area with basement garden room/store with gardeners WC and an ornamental pond. Beautifully planted shrub and flower borders provide colour and interest and lead onto the good sized area of lawn. This area is bordered by mature shrubs and trees and there is a walkway through a light area of woodland to the rear. Mature deciduous trees provide screening for the garden in the spring and summer whilst framing a far reaching view through to the countryside in the autumn and winter. The plot measures just over half an acre in all.
**GENERAL REMARKS AND STIPULATIONS**

All mains services connected.

Tenure: Freehold with vacant possession on completion.

Services: All mains services are connected. Please note that none of the services have been tested.

Local Authority: South Bucks District Council.

Postcode: HP9 1HS

**VIEWING**

Strictly by appointment with Savills.

**FIXTURES AND FITTINGS**

All curtains, light fittings and garden statuary are expressly excluded from the sale but may be available by separate negotiation.

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