



Beautifully presented house with a lovely rear garden

Tilsworth Road, Beaconsfield, Buckinghamshire, HP9 1TR

Freehold



Reception hall • kitchen/breakfast room • 3 reception rooms • utility room • six bedrooms • 2 bath/shower rooms • beautiful landscaped rear garden • driveway and integral garage

#### Local information

Beaconsfield station 1.5 miles, M40 (J2) 2 miles, Gerrards Cross 5 miles, Heathrow (T5) 15 miles, central London (Baker Street) 24 miles.

The property is ideally positioned with easy access to both Beaconsfield Old and New Towns. Communication links in the area are excellent with trains from Beaconsfield mainline station into London Marylebone (from 23 minutes) and Birmingham, while the M40 and M25 enable access to central London, Heathrow and Gatwick airports.

Beaconsfield New Town, with its extensive shopping facilities is popular with families and commuters, offering an unrivalled way of life due to its amenities and countryside setting in The Chilterns, designated an Area of Outstanding Natural Beauty. The picturesque Old Town dates back to the thirteenth century with fine Georgian buildings and local facilities including convenience and independent retail stores together with a variety of restaurants and public houses.

Sports enthusiasts are also well catered for with nearby tennis, riding, squash, golf, cricket, rugby and football clubs.

Buckinghamshire is renowned for its choice and standard of schooling. Butlers Court Primary School, is within 0.8 miles. The county is one of the last to maintain the traditional grammar school system, of which the

Beaconsfield High School for girls (just over half a mile) and the Royal Grammar School for boys in High Wycombe, are the closest. Local independent schools include Caldicott, The Beacon and Davenies for boys, High March, Pipers Corner and Godstowe for girls, to name a few.

All times and distances are approximate and correct at the time of writing.

#### About this property

A beautifully presented six bedroom home sympathetically extended over the years and now offers versatile family accommodation together with an attractive rear garden.

A welcoming and spacious reception hall benefits from a cloakroom, storage and stairs to the first floor. Attractive oak flooring, together with underfloor heating, extends to the majority of the ground floor. A family room, overlooking the frontage, is currently used as a study with a good range of storage along one wall. The sitting room is of good proportions and enjoys bi-fold doors, with integrated blinds, opening on to the terrace outside. A low storage unit, along one wall, incorporates a contemporary, inset gas fire. An open plan kitchen/breakfast/dining room provides a wonderful family space and serves as the hub of the house. The dining room is part vaulted with both bi-fold and side doors, again with integrated blinds, overlooking the garden. An





attractive angled window, together with electric Velux windows, flood the room with natural light. The kitchen itself is fitted with an excellent range of units complemented by granite worktops and a large island provides generous breakfast bar seating. Integrated appliances include a 5 ring gas hob, built in fridge and freezer, double oven, microwave and dishwasher. Sliding doors open on to the outside decking and garden. An adjacent well equipped utility room gives further storage, space and plumbing for appliances, with door access to the garage.

On the first floor the property benefits from six bedrooms. The principal bedroom, with wood flooring, overlooks the frontage and enjoys a good range of fitted wardrobes and an en suite shower room. The remaining bedrooms, one with a range of fitted wardrobes and one with wardrobes and a built in desk area, are served by the family bathroom.

#### **Outside**

The rear garden is a delight and a real feature of the property. There are two seating areas, a sandstone terrace accessed from the sitting and dining rooms, and a lovely hardwood decking area off the kitchen. Both provide the ideal space for relaxing and outside entertaining. The garden is mainly laid to lawn with beautifully planted shrub and flower borders giving colour and interest. Mature trees and beech hedging provide screening and a great deal of seclusion and privacy. Tucked at the rear of the garden is a storage shed and composting area. The house to the front is approached over a block brick driveway and leads to the double garage. There is an

area of lawn with shrub and hedging on the borders, and gated side access to the rear garden.

#### **Services**

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

#### **Tenure**

Freehold

#### **Local Authority**

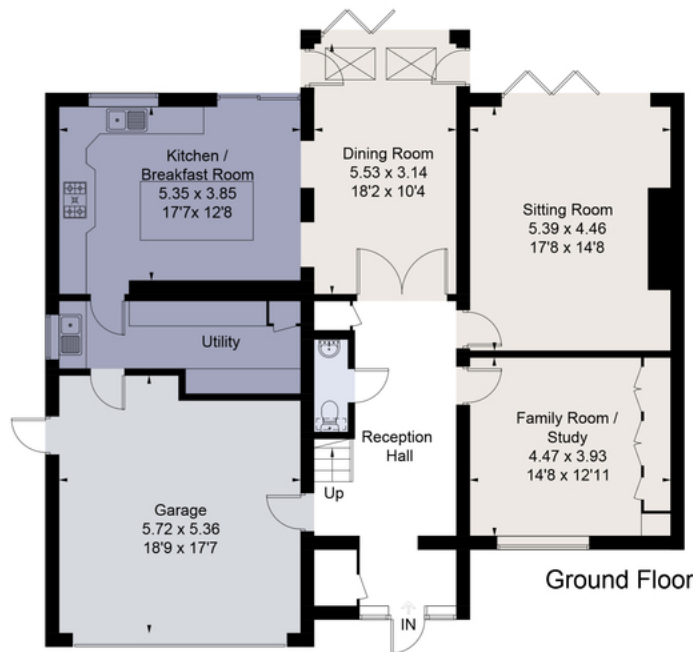
South Bucks District Council

EPC rating = E

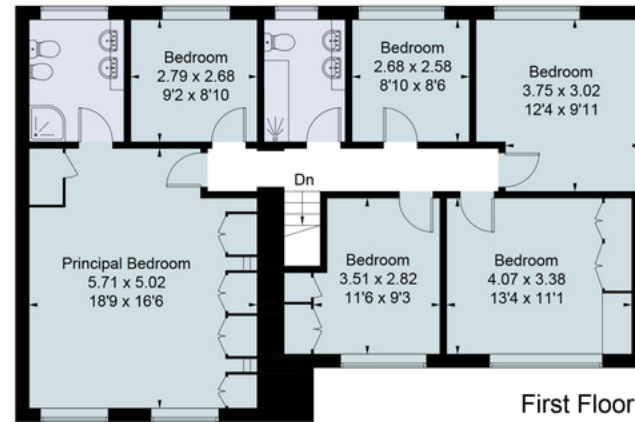
#### **Viewing**

Strictly by appointment with Savills

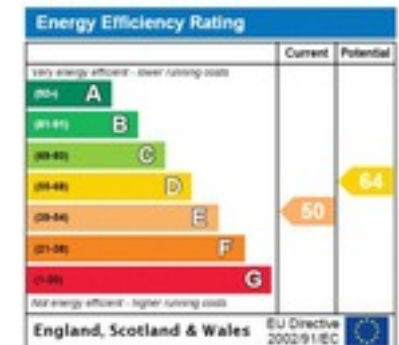
Approximate Area = 228.4 sq m / 2458 sq ft  
Including Limited Use Area (4.4 sq m / 47 sq ft)  
Garage = 29.0 sq m / 312 sq ft  
Total = 257.4 sq m / 2770 sq ft  
For identification only. Not to scale.  
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= Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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