



Duplex apartment in a Grade II* listed building

The Old Rectory, Windsor End, Beaconsfield, Buckinghamshire HP9 2JW

Leasehold



Reception hall • kitchen/breakfast room • sitting room • 2 bedrooms • 2 bath/shower rooms • 2 parking spaces and use of visitors spaces • private courtyard garden • video entry system

Local information

Beaconsfield New Town (fast trains to London Marylebone from 23 minutes) 0.9 miles, M40 (J2) 1.5 miles, Gerrards Cross 4.2 miles, Heathrow (T5) 15 miles, Heathrow 15 miles, central London 26 miles. All distances and times are approximate and correct at time of writing.

Set in the heart of the charming Old Town, yet quietly located behind the Parish Church on the west side, this wonderful apartment in this beautiful building is located within a minute's walk of all the Old Town with its fine Georgian buildings and amenities including many interesting restaurants and pubs, bespoke shops, everyday shopping facilities .

Communication links in the area are excellent. There are regular train services to London Marylebone from the New Town which is approximately 0.9 miles distant. There are also rail connections to London Paddington from Burnham and Maidenhead, which will also benefit from Crossrail, due for completion in 2021, giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 is accessible from Beaconsfield (J2) and Loudwater (J3).

Sports enthusiasts are well catered for with tennis, riding, squash, golf, cricket, rugby and football clubs in the area.

Buckinghamshire is renowned for its choice and standard of

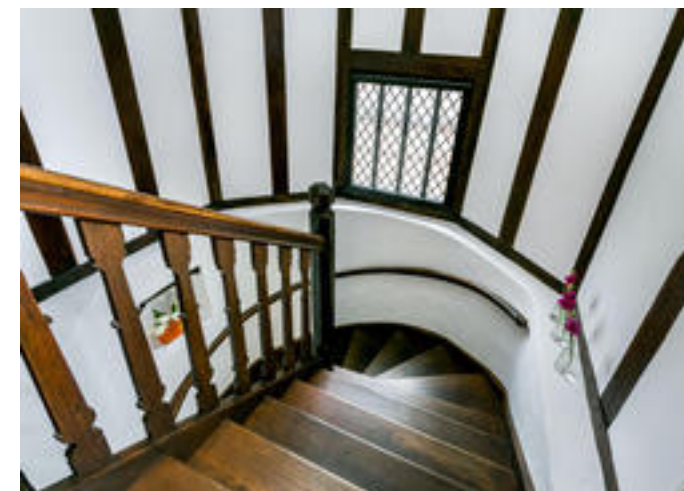
schooling. The county is one of the last to maintain the traditional grammar school system, of which the Beaconsfield High School for girls and the Royal Grammar School and John Hampden for boys in High Wycombe are the closest. Independent preparatory schools include Caldicott (Farnham Royal), The Beacon (Amersham), Davenies (Beaconsfield) for boys and High March (Beaconsfield) for girls to name a few.

About this property

The Old Rectory is situated on the west side of the churchyard and is a two storey Grade II* listed house of timber, brick and plaster, the roofs are tiled. The building is said to be on the site of a cell of Burnham Abbey and was built in the first half of the 16th Century. In recent times the building has been used for parochial purposes. The actual building forms three sides of a central courtyard.

This luxury development exudes quality and character. There are numerous exposed beams, high ceilings, period fireplaces and views of the Old Town, church and pretty private and central courtyards, through beautiful diamond leaded light windows. This wonderful conversion of an historic period building has been undertaken with amazing attention to detail, retaining an abundance of original features with high quality fittings and finishes.

The apartment can be accessed





via video entry pedestrian gate into the central communal courtyard or alternatively from its own private courtyard garden. A private front door leads into the impressive beamed reception hall with an understairs storage cupboard and a door to the courtyard garden. Of particular note off the reception hall is the staircase rising to the first floor landing with the original central newel and handrail. The sitting room with views over the private courtyard, has wood panelled walls on three sides and a fine carved stone fireplace with a wood burner as a focal point of the room. The kitchen/breakfast room is well appointed with Hacker handleless units and integrated Siemens appliances complemented by quartz worktops. Appliances include an induction hob, wine cooler, Quooker tap, double oven, fridge/freezer, dishwasher, washing machine/dryer. There is a large central island with a breakfast bar and seating for four. A cloakroom completes the accommodation on this floor.

On the first floor, the landing is generous and wraps around to create a useful space perfect for a seating/study area and features an attractive stone fireplace with herringbone brick detail. The master bedroom is a beautifully proportioned room with a feature period fireplace and a bay window giving views over the church and the Old Town. There are fitted wardrobes and an en suite bathroom. The second bedroom has a beamed and vaulted ceiling, fitted wardrobes and an en suite shower room.

Outside

The apartment has its own large paved courtyard garden which is walled and fenced to provide

privacy with a brick edged shrub border, and private access to both the front and the car park at the rear. There are two parking spaces as well as use of visitors spaces, a communal bin store and a communal bicycle store.

Services

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

Tenure

Leasehold

Local Authority

South Bucks District Council

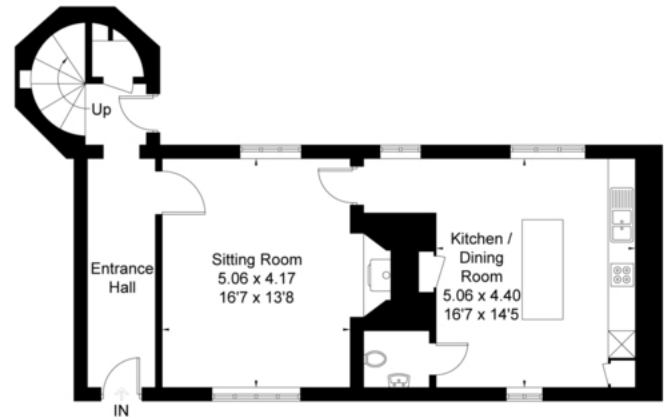
EPC rating = Exempt

Viewing

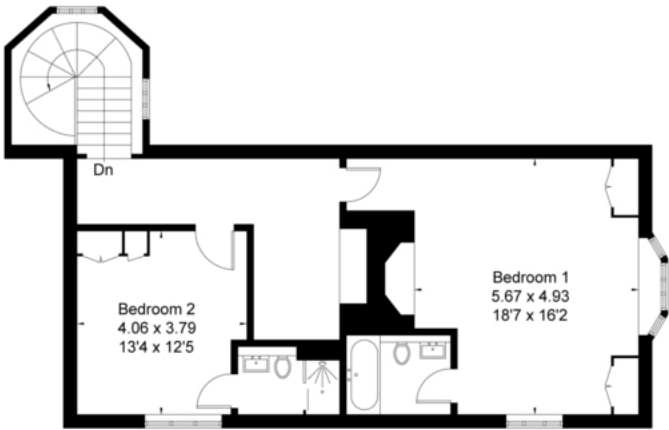
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Gross Internal Area (approx) = 145.5 sq m / 1566 sq ft
For identification only. Not to scale.
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Ground Floor



First Floor

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