



A beautifully presented and attractive family home

Wattleton Road, Beaconsfield, Buckinghamshire, HP9 1TS

Freehold



Reception hall • kitchen/breakfast room • 2 reception rooms • utility room and study • 4 bedrooms • 2 bath/shower rooms • professionally landscaped rear garden • driveway and integral garage

Local information

Beaconsfield station 0.5 miles, M40 (J2) 2 miles, Gerrards Cross 5 miles, Heathrow (T5) 15 miles, central London (Baker Street) 24 miles.

The property is ideally positioned in a cul de sac location with easy access to both Beaconsfield Old and New Towns. Beaconsfield mainline station is within 0.5 miles with trains 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. 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 distances and times are approximate and correct at time of writing.

About this property

A beautifully presented family home, offering spacious ground floor accommodation, four bedrooms, a professionally landscaped rear garden, garage and generous driveway parking.

A covered porch leads to a welcoming reception hall with a cloakroom and stairs to the first floor, and with wood flooring extending into the sitting room. A study lies quietly at the front of the house, with a good range of built-in cabinetry. Both the kitchen/breakfast room and adjacent sitting/dining room overlook the rear garden and create a fantastic space, the heart of the house and perfect for family life. The kitchen itself is well appointed with an extensive range of units complemented by Corian worktops, and incorporates a breakfast bar. Integrated appliances include a 'Rangemaster' dual fuel range cooker, fridge/freezer, dishwasher, second fridge, Quooker tap and a water filter tap. Two roof lanterns flood the room with natural light. The dining area has plenty of room for a table and benefits from





built-in corner seating. An adjacent storage area, with fitted cupboards and shelving, leads to the utility room which is well equipped with units, worktops and space for appliances, and door access to the garage. Ideally located just off the kitchen is a family/TV room with French doors opening on to the garden. The kitchen opens into the sitting room which is of wonderful proportions, with a large light lantern and bi-fold doors, featuring internal electric blinds, extending across the rear wall of the room and opening on to the terrace. A feature inset fireplace with a gas fire gives a focal point to the room. Both the seating area in this room and the kitchen benefits from underfloor heating.

On the first floor, the landing has built in storage and all the bedrooms overlook the rear garden. The principal bedroom has a wall of fitted wardrobes and a well-appointed en suite with bath and separate shower. The remaining three bedrooms are served by the beautifully fitted family shower room.

Outside

The property is approached over a block brick driveway with parking for several vehicles and an integral garage. There are areas of lawn to the front and gated side access leads to the attractive rear garden, which has been professionally landscaped. There is a circular area of lawn together with a seating area nestled in the far corner. A wide terrace adjoins the house and incorporates a pergola giving the perfect spot for outside entertaining. The garden also features a play area, a stunning Wendy house, irrigation system, remote controlled mood lighting throughout, and is enclosed with

fencing and high hedging giving a good deal of privacy.

Services

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

Tenure

Freehold

Local Authority

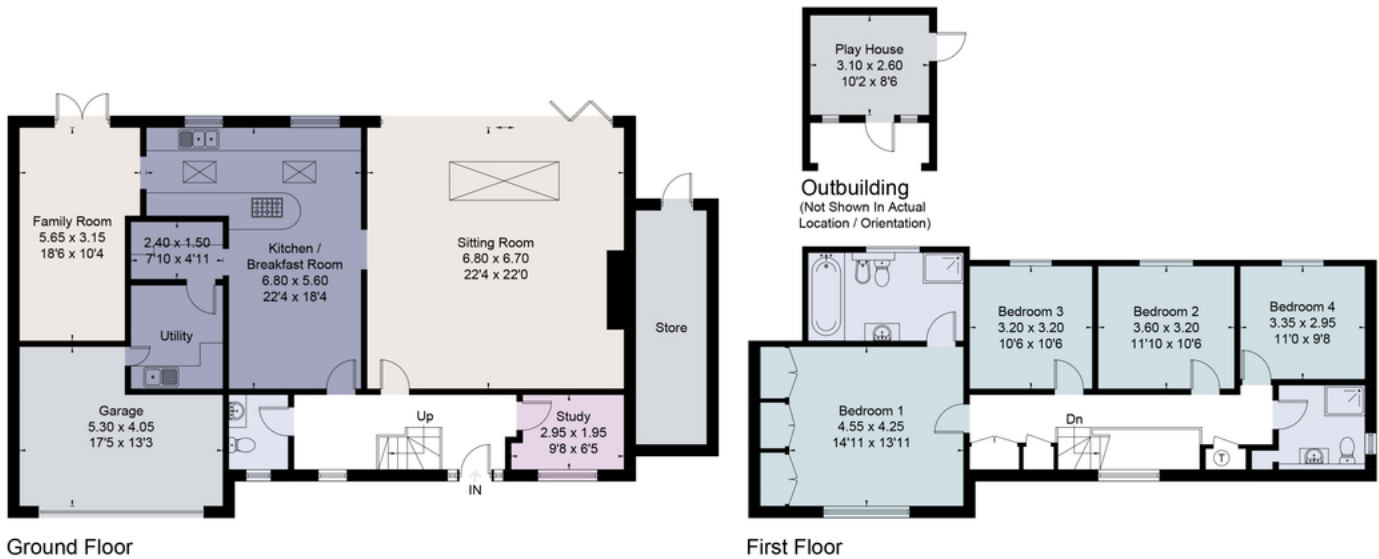
South Bucks District Council

EPC rating = C

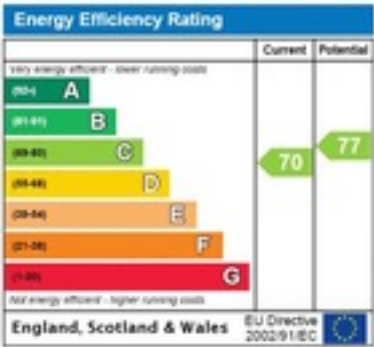
Viewing

Strictly by appointment with Savills

Approximate Floor Area = 251 sq m / 2702 sq ft



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