



# Beautiful cottage in the heart of the Old Town

Lakes Lane, Beaconsfield, Buckinghamshire, HP9 2LB

Freehold





Sitting room • kitchen/dining room • 2 bedrooms • 1 bathroom • stunning patio garden • perfect blend of period character and a contemporary finish

#### Local information

M40 (J2) 0.2 miles, Beaconsfield station 1.2 miles, Gerrards Cross 3.9 miles, Amersham station 5.6 miles, Heathrow (T5) 14.3 miles, central London 23 miles. All distances are approximate.

This beautiful period cottage is located in an enviable position, peacefully located on Lakes Lane yet only minutes from the local amenities of Old Beaconsfield. The picturesque Old Town dates back to the thirteenth century with fine Georgian buildings. Local facilities include convenience and independent retail stores together with a variety of restaurants and public houses. There is a weekly market on Tuesdays and a monthly Saturday farmers market. The New Town offers an excellent range of shops for day to day needs including Marks and Spencer Simply Food, Waitrose and Sainsburys.

Communication links in the area are excellent. There are regular train services to London Marylebone (from 23 minutes at the time of writing) and Birmingham. There are also rail connections to London Paddington from Burnham and Maidenhead, which will also benefit from Crossrail, due for completion in the next few years, 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 local tennis,

riding, squash, golf, cricket, rugby and football clubs. There are several National Trust properties in the area including Cliveden, Hughenden and West Wycombe Park.

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 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.

#### About this property

This delightful terraced cottage is believed to date back to the mid to late 19th century. Ideally located in the heart of Beaconsfield Old Town, it is the perfect blend of period character and a contemporary finish. The current owners have enhanced and updated the property in recent years which now offers beautifully presented accommodation.

The front door opens into an elegant reception room, with painted floorboards, a brick fireplace and bespoke cabinetry. To the rear of the property is the stunning kitchen/dining room, with underfloor heating and limestone flooring extending out to the garden. The kitchen is superbly appointed with bespoke solid wood kitchen units







complemented by Silestone worktops. Integrated appliances include a Smeg Portofino range cooker, extractor, built in fridge and freezer, dishwasher and a washer/dryer. A roof lantern floods the room with natural light and doors open on to the attractive landscaped patio garden.

Stairs from the dining area lead to the first floor. The principal bedroom enjoys garden views and a built in wardrobe. A further bedroom lies to the front, with bespoke fitted cupboards. Both rooms are served by the family bathroom which is well appointed with decorative flooring, underfloor heating and a bath with overhead shower.

#### Outside

The patio garden has been beautifully designed. The limestone flooring flows out from the kitchen creating a terrace area giving the perfect spot to relax or entertain. The garden is enclosed with fencing, with raised well stocked flower borders and a gravelled area of Cotswold stone chippings. There is a gate providing rear access and a generous secure shed giving useful outside storage.

#### Services

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

#### Tenure

Freehold

#### Local Authority

South Bucks District Council

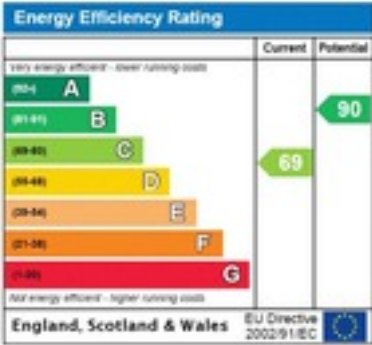
EPC rating = C

#### Viewing

Strictly by appointment with Savills



Approximate Area = 62.7 sq m / 674 sq ft  
Store = 6.6 sq m / 71 sq ft  
Total = 69.3 sq m / 745 sq ft  
For identification only. Not to scale.  
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