



## Fabulous Grade II\* listed ground floor apartment

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

Leasehold





Entrance hall • kitchen/dining/sitting room • two bedrooms (two en suite) • cloakroom • private lawned garden and terrace • communal bin store and bicycle store • two parking spaces • use of visitors spaces

#### 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, central London 26 miles.

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 the Old Town with its fine Georgian buildings and amenities including many interesting restaurants and pubs, bespoke shops and 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 2022, 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.

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

#### 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 a 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 garden. A private front door leads into the impressive, beamed, long reception hall with wood floors and a well fitted cloakroom adjacent.

The wood floors extend into the kitchen/dining/sitting room which is of superb size being heavily beamed to one wall. There is plenty of room for a dining table and a sitting area with an impressive period fireplace with stone surround and herringbone brick detail, housing a log burner. The kitchen area is fitted in a range of high quality modern units with tinted mirrored splashbacks and stone work tops. Fitted appliances include Siemens ovens, induction hob with extractor, fridge freezer and dishwasher. Leaded light glazed, double French doors lead to the terrace and garden.

The principal bedroom is exceptionally spacious with exposed ceiling beams and an extensive range of wardrobes and cupboards. A door leads to a private, walled, decked terrace which is currently used as a hot tub area. A doorway from the bedroom through a period archway, leads to the en suite wet/shower room with a luxury suite including a heated towel rail and a back lit touch control mirror. The second bedroom also has a fitted wardrobe/cupboards with leaded light glazed, French double doors to the rear terrace and garden. The en suite shower room is again equipped with luxury fittings with a chrome heated towel rail and a back lit touch control mirror.

#### **Outside**

The apartment has its own private lawned garden and terrace to the rear screened by Yew hedging and mature Cherry trees. 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

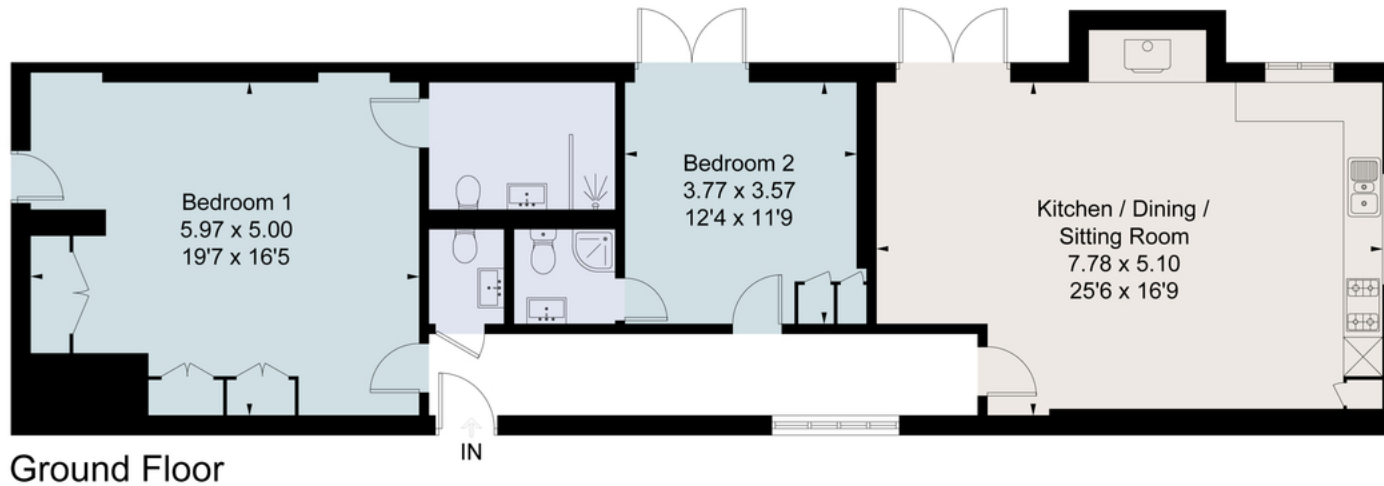
#### **Viewing**

Strictly by appointment with Savills





Approximate Area = 107.7 sq m / 1159 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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