



Well located and beautifully presented family home

Baring Crescent Beaconsfield, Buckinghamshire HP9 2NG

Freehold



Reception hall • 3 reception rooms • kitchen & utility room • 3 bedrooms • family bathroom • gravel drive & single garage • gated access to both sides of the house • rear garden with gravel & paved terrace area

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 conveniently located in the heart of Beaconsfield New Town, on a residential road within 0.5 miles of the station. Communication links in the area are excellent with trains from Beaconsfield main line 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. 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. All times and distances are approximate and correct at the time of writing.

About this property

A fine Edwardian family house with some lovely period character features including fireplaces and picture rails and internal shutters. The house is beautifully presented with existing planning permission to extend over two floors. The garden is predominantly east facing and there is plenty of driveway parking and a single garage. The New Town of Beaconsfield and train station is within a half mile walk of the house.

The reception hall has tiled floors and leads to the reception rooms with both the sitting room and dining/family room having exposed limewashed floor boards, picture rails and feature fireplaces. The sitting room has French doors to the rear garden as well as a window overlooking the frontage. The dining/family room has a bay window to the front. The kitchen/dining/family area offers an attractive range of units with wood work surfaces. Integrated appliances include a double oven with microwave, gas hob with extractor over and a dishwasher. The dining/family area is a good size with rooflights and bi-fold doors on to the rear terrace. The utility room has a





further storage units, space for appliances and a door to the outside. A cloakroom fitted in a modern suite and chrome heated towel rail lies off of this room.

Tenure
Freehold

EPC rating = E

Viewing

Strictly by appointment with Savills

On the first floor the main bedroom is dual aspect to the front and rear with a range of built-in wardrobes. There is a further double bedroom with a feature fireplace and a range of mirror fronted wardrobes. The remaining bedroom has a fitted wardrobe/cupboard and has a side aspect window. The family bath/shower room is well fitted in a modern suite and has a separate shower cubicle and hand basin set in a vanity unit and a chrome heated towel rail.

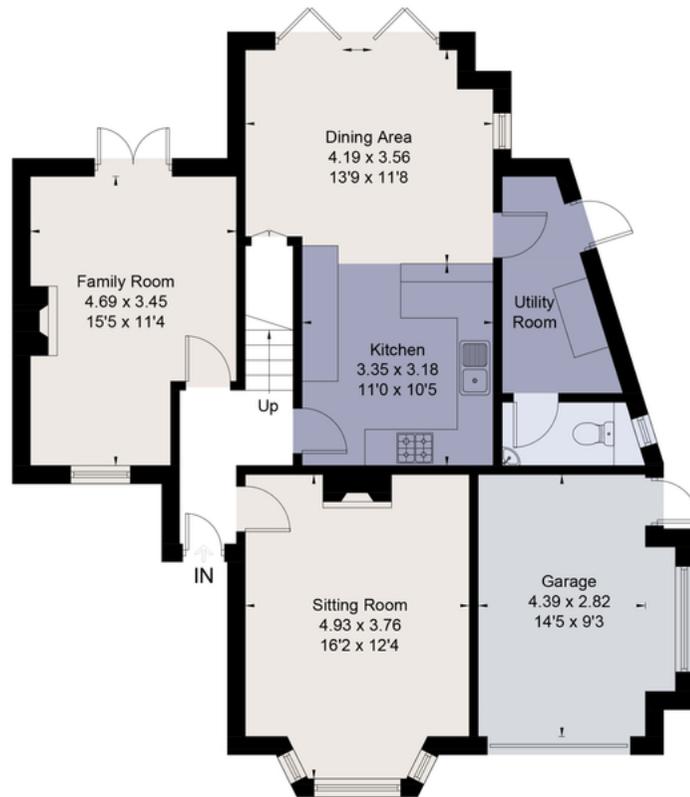
Outside

To the front is a gravel driveway providing off street parking for three or four cars leading to a single garage. There are hedged boundaries and shrub borders, gated access to both sides of the house lead to the rear garden. Adjoining the rear of the house is a gravel and paved terrace area giving the perfect space for entertaining and al fresco dining. The remainder of the garden is laid to lawn with a bark chipped area to the rear, there are a variety of shrubs and plants. The garden enjoys a predominantly easterly aspect and is enclosed by close boarded fencing.

Services

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

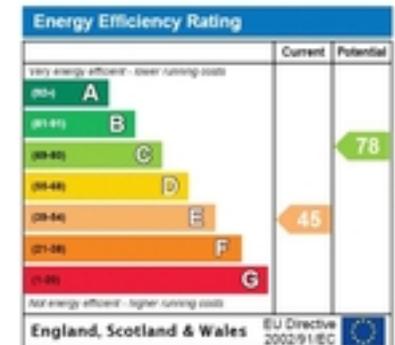
Approximate Floor Area = 141 sq m / 1522 sq ft



Ground Floor



First Floor



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