



Substantial family home in a prime location

Beechwood Road, Beaconsfield, Buckinghamshire, HP9 1HP

Freehold





Reception hall • 5 reception rooms • kitchen/breakfast/family room • lower ground floor with cinema and two further rooms • 6 bedrooms and 7 bath/shower rooms • landscaped rear garden • driveway and triple garage

Local information

Beaconsfield station 0.7 miles, M40 (J2) 2 miles, Gerrards Cross 5 miles, Heathrow (T5) 15 miles, central London (Baker Street) 24 miles.

The property is superbly located in a prime residential road, with easy access to both Beaconsfield Old and New Towns.

Communication links in the area are excellent with trains from Beaconsfield mainline station (just over half a mile away) 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

This substantial, beautifully presented family home offers excellent versatile accommodation over four floors together with an attractive rear garden. The house is ideally situated in a sought after road close to the New Town and is perfect for the commuter and local schools. Features include concrete floors and underfloor heating throughout, surround sound system to the principal rooms, Cat 5 wiring throughout, security and video entry system, external lighting and electric gates.

The enclosed entrance porch with cloaks hanging space leads into the impressive reception hall which features a magnificent oak split staircase. There is a cloakroom and tiled flooring extends to the majority of the ground floor. The heart of the house is the fantastic kitchen/breakfast/family room overlooking the garden and providing the perfect family



space. The kitchen itself is bespoke designed with a comprehensive range of luxury units complemented by Silestone worktops. A striking, cleverly designed island incorporates a breakfast bar and a table for informal dining. Appliances include two ovens with warming drawers, induction hob with ceiling extractor, built in fridge, dishwasher and space for an American style fridge freezer. A walk in larder also gives further storage. Bi-fold doors in the kitchen, and sliding doors in the seating area both open on to the outside terrace. The room also has fitted cabinetry for additional storage. An adjacent utility room is well equipped with space for appliances and a further cloakroom. A dining room lies just off the kitchen with tilt and turn windows, while two further reception rooms, currently both used as studies, overlook the frontage. A formal drawing room lies to the rear and enjoys garden views, with bi-fold doors opening on to the garden and an attractive stone fireplace with a gas fire. A purpose built snooker room/games room, together with a bar area completes the accommodation on this floor.

The lower ground floor provides an excellent flexible space with a large hallway, fully fitted cinema room with surround sound, shower room and two additional rooms, ideal as a leisure/gym area.

On the first floor the galleried landing gives access to a generous balcony to the front. The principal bedroom enjoys a fully fitted dressing room and has the luxury of both an en suite shower room and an en suite bathroom with a separate shower

cubicle. There are three further bedrooms which all have en suite facilities. On the second floor are two bedrooms together with a large landing which could be used as a seating area. Both rooms have fitted wardrobes and share a Jack and Jill bathroom.

Outside

The property is approached through electric gates on to a driveway, providing parking for several vehicles together with a triple garage, and immaculate well stocked beds and borders. Gated access from both sides leads to the delightful landscaped garden which is mainly laid to lawn, interspersed with trees and with beautifully planted beds and borders. A large terrace area adjoins the house giving an ideal outside entertaining space. A light well, with glass balustrades and a staircase gives access to the lower ground floor and patio. To the side are raised vegetable beds and a fruit cage. The garden is well screened giving a good deal of privacy and is enclosed with fencing, hedging and mature trees. Just over 0.5 acres in all.

Services

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

EPC = C

Tenure

Freehold

Local Authority

South Bucks District Council

Viewing

Strictly by appointment with Savills







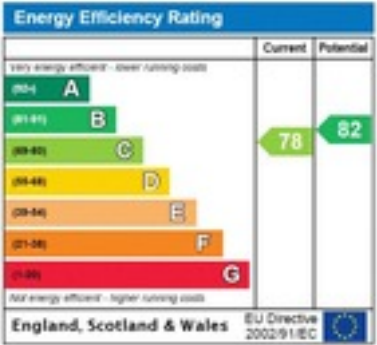
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Approximate Area = 798.3 sq m / 8593 sq ft (Including Eaves Storage/ Excluding Void)
Garage = 59.1 sq m / 636 sq ft
Total = 857.4 sq m / 9229 sq ft
Including Limited Use Area (36.4 sq m / 392 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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