



## Period cottage with parking and garden studio

Lakes Lane, Beaconsfield, Buckinghamshire, HP9 2LA

Freehold





Kitchen/breakfast/dining room • sitting room • 3 bedrooms • 1 shower room • landscaped garden with charming detached studio/gym • driveway parking • ideally located for local schools and transport

#### 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 beautifully presented period cottage is 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 from Beaconsfield station 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).

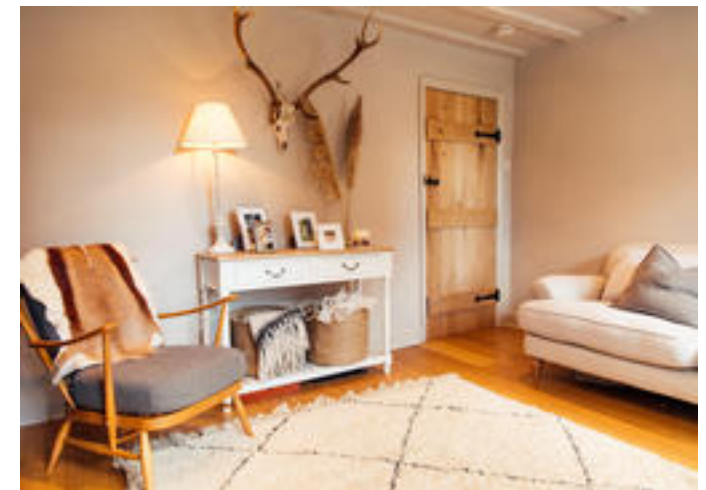
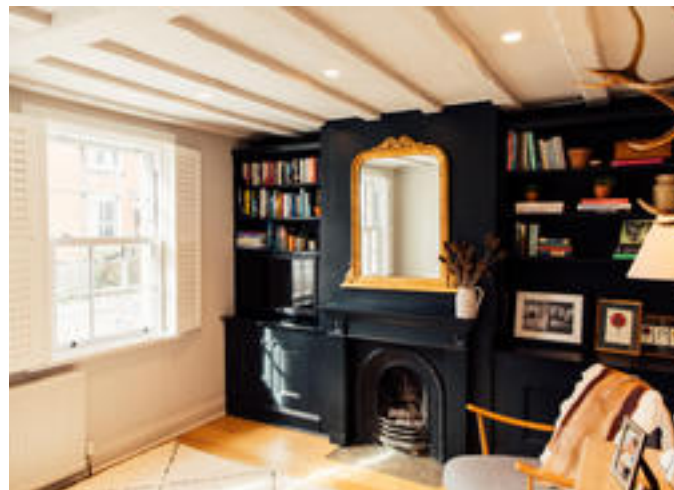
Sports enthusiasts are well catered for with local tennis,

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. Butlers Court Primary School is within 0.8 miles. The county is one of the last to maintain the traditional grammar school system, of which the Beaconsfield High School for girls (0.8 miles) 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

Ideally located, this charming cottage enjoys period features and contemporary styling together with parking and a delightful detached brick studio/office. The property is arranged over three floors and enjoys a beautiful landscaped rear garden. The front door opens into the stunning kitchen/breakfast/dining room with oak flooring extending to the ground floor. The dining area is flooded with natural light from two roof lanterns and bi-fold doors give wonderful garden views and open on to the gravelled terrace. The kitchen itself is well appointed with a comprehensive range of gloss units complemented by granite worktops. A central island incorporates a breakfast bar and







a wine cooler. Integrated appliances include a fridge, freezer, dishwasher, washer/dryer, four ring gas hob with extractor over, oven and a microwave. The elegant double fronted sitting room lies to the front with attractive shuttered sash windows and ceiling beams. A cast iron fireplace with an open fire is enclosed with bespoke cabinetry giving a focal point to the room.

Stairs from the kitchen lead to the first floor landing with two bedrooms both served by a family wet room. The principal bedroom is an attractive double fronted room with shuttered sash windows, painted floorboards, ceiling beams and a wall of fitted wardrobes. On the second floor is a further bedroom, with eaves storage, velux windows and an en suite cloakroom.

#### **Outside**

To the side of the cottage there is access to the rear garden and a gravelled driveway for off road parking. The garden is a delight, and a real feature of the property. It is mainly laid to lawn with a gravelled terrace adjoining the house and a patio area to the side, giving an ideal spot to relax or entertain. To the rear is a wonderful brick studio/office perfect for home working but which could have a multitude of uses. The garden is enclosed with fencing, trees and mature shrubs and enjoys a good deal of privacy.

#### **Tenure**

Freehold

#### **Local Authority**

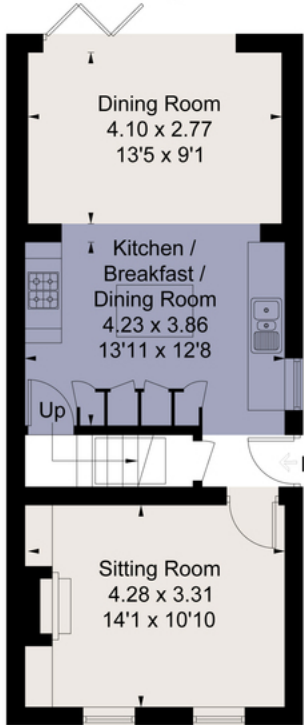
South Bucks District Council

EPC rating = D

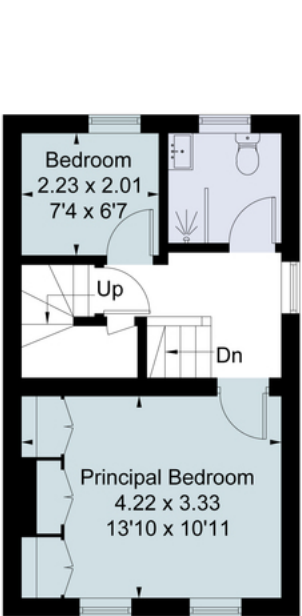
#### **Viewing**

Strictly by appointment with Savills

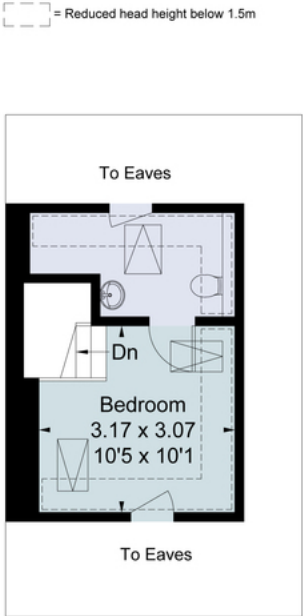
Approximate Area = 94.3 sq m / 1015 sq ft  
Including Limited Use Area (7.3 sq m / 78 sq ft)  
Outbuilding = 21.1 sq m / 227 sq ft  
Total = 115.4 sq m / 1242 sq ft  
For identification only. Not to scale.  
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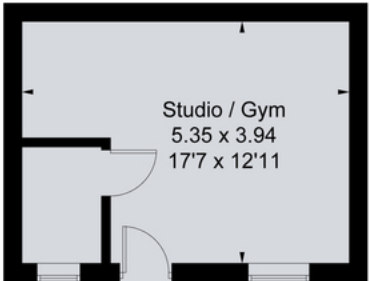
Ground Floor



First Floor

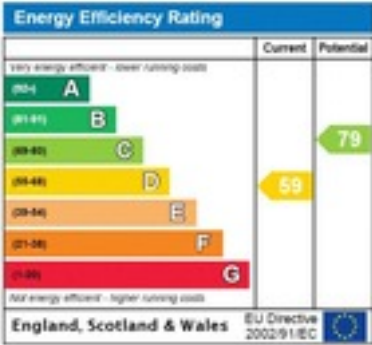


Second Floor



Outbuilding  
(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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