



Three bedroom home set in a private development

Dupre Crescent, Wilton Park, Beaconsfield, Buckinghamshire HP9 2RW

Freehold



Sitting/dining room • kitchen • utility room • cloakroom
• 3 bedrooms (1 en suite) • family bath/shower room •
generous front and rear gardens • garage

Local information

Set in a spectacular and unrivalled environment just off junction 2 of the M40, Wilton Park is set to become a highly desirable new residential destination within Beaconsfield.

Inland Homes vision for Wilton Park is the creation of a well-connected private estate set in a rural landscape, with a welcoming public park at its heart for the benefit of local residents and for those who choose to make their home in this remarkable location.

Wilton Park will have the distinctive air of a traditional 'English country estate' with existing mature trees retained, open grassland and wildflower meadows providing an attractive and tranquil parkland.

For walkers and joggers a network of formal pathways are being created, while cycleways will link Wilton Park with Beaconsfield Old Town for safe and convenient connections.

Sports pitches and children's play areas are also being created, along with a new community hub to provide facilities for local clubs, as well as a new pavilion with café and gallery overlooking an ornamental pond.

This new green habitat will respect the existing natural biodiversity of the park, ensuring that flora and fauna continue to thrive in this new environment.

About this property

A three bedroom family home, beautifully refurbished to a high standard and set on a generous plot with a substantial rear garden situated within Brackenwood, the first phase of the much anticipated Wilton Park Development in Beaconsfield.

The well-proportioned 1205 sq ft link detached property with single garage and parking for a further 2 cars is accessed via the ample front garden and comprises entrance hall with guest cloakroom and doors to cupboard, open plan kitchen, living, dining area with double sliding doors leading to the garden and utility room.

The kitchen benefits from contemporary handleless white units complimented by white Quartz work surfaces and upstands incorporating 1 and 1/2 bowl stainless steel sink bowl under the window with no drainer, Zanussi double oven and induction four ring hob, integrated dishwasher and fridge freezer. There is a door from the kitchen to the side of the house, offering easy access to both the garage and the driveway. The utility room located off the kitchen has a further sink, washing machine and tumble dryer along with a door to the rear garden.

Floating stairs with a glass balustrade lead to the first floor landing, principle bedroom with fitted wardrobes and en suite, shower room, two further bedrooms and the family





bathroom.

Outside

To the rear of the property is a substantial, mainly laid to lawn west facing garden with a few mature trees and a wide stone terrace. The gardens are defined to the front by Laurel hedges and to the rear by close board fencing providing privacy.

Tenure

Freehold

Local Authority

South Bucks District Council

EPC rating = D

Viewing

Strictly by appointment with Savills



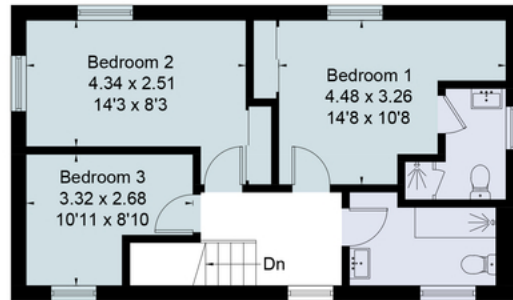


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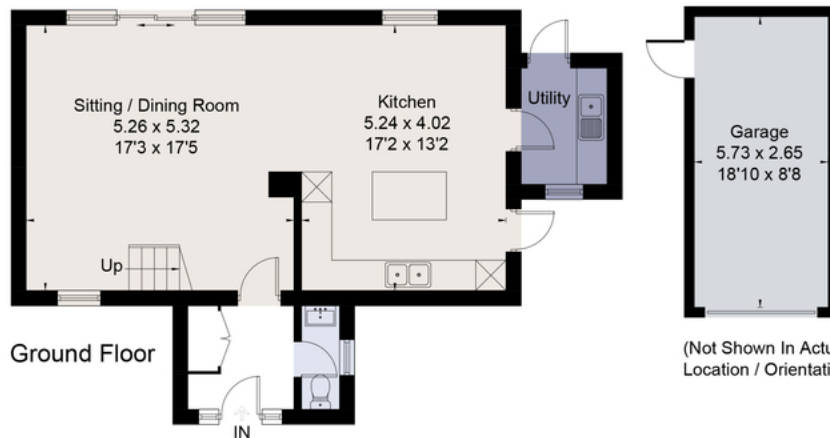
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Approximate Area = 112 sq m / 1205 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 127.2 sq m / 1369 sq ft
 Including Limited Use Area (0.2 sq m / 2 sq ft)
 For identification only. Not to scale.

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First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		80
(61-70)	D	59	
(51-60)	E		
(41-50)	F		
(1-40)	G		
Most energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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