



Brand new individual house in a prime location

Woodchester Park, Knotty Green, Beaconsfield, Buckinghamshire, HP9 2TU

Freehold



Please note, the furniture in this image has been virtually staged.



Reception hall • kitchen/breakfast/family room • utility room and office • 2 further reception rooms • 6 bedrooms • 5 bath/shower rooms • driveway and integral garage • landscaped rear garden

Local information

Beaconsfield station 1.1 miles (trains to London from 23 minutes), M40 J2 2.8 miles, Gerrards Cross 5.9 miles, High Wycombe 6.2 miles, Windsor 11.4 miles, Heathrow (T5) 16 miles, central London (Baker Street) 25 miles.

Situated in the sought after area of Knotty Green, with Beaconsfield New Town offering an excellent range of shops for day to day needs including Waitrose, Sainsbury's and Marks and Spencer's Simply Food. Beaconsfield Old Town dates back to the thirteenth century with fine Georgian buildings and 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 larger towns of High Wycombe, Windsor and Reading are all accessible via either the M4 or M40 motorways.

The mainline train service runs to London Marylebone. The M40 (J2) is located just 2.8 miles distant, giving access to London, Oxford, Birmingham, Heathrow and the M25.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system, and includes

Beaconsfield High School for girls and the Royal Grammar School & John Hampden for boys in High Wycombe. Local independent preparatory schools include Davenies (Beaconsfield), High March (Beaconsfield), Caldicott (Burnham), The Beacon (Amersham), Pipers Corner (Great Kingshill) to name a few.

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

About this property

A brand new luxury six bedroom detached family home, with a driveway, integral garage and landscaped rear garden. Ideally located on a prime residential road and just over a mile to Beaconsfield station, this high specification, beautifully designed home offers spacious accommodation over three floors.

The ground floor features generous reception space with an elegant sitting room with doors opening on to the garden and a formal dining room lying to the front of the house. With garden views to the rear is a study and a superb kitchen/breakfast/family room, the hub of the house and perfect for family life with doors opening on to the terrace. A utility room and cloakroom complete the accommodation on this floor. On the first floor is a balcony overlooking the frontage. The principal bedroom enjoys a dressing room and en suite

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bathroom. There are three further bedrooms, all with en suite bath/shower rooms. The second floor offers two further bedrooms/games room, together with a shower room.

Specification

Kitchen

Matt painted kitchens with soft close frontals
Engineered ceramic stone worktops
Integrated Siemens appliances:
Smoked glass single oven
Gas hob
Extractor
Dishwasher
Combination oven with microwave
Fridge freezer
Quooker tap for instant boiling hot water
Utility - washer/dryer

Bedrooms

Intelligent lighting with Control4
Bespoke fitted wardrobes

Bathrooms

Villeroy and Boch sanitary ware
Hansgrohe Pura Vida taps
Ceiling hung shower heads in walk-in showers
Additional hand shower in walk-in showers
Bath filler with hand held shower head
Decorative alcoves with lighting
Chrome towel radiators
Porcelain floor and wall tiles

General

Automatic lighting to landscaped areas
Control 4 throughout
Pre-wire to all rooms for upgrades
Ceiling speakers, AV telephone and data points throughout
Satin chrome sockets throughout
Painted skirting and architraves

Satin chrome handles and door furniture
Porcelain floors and luxury carpets
Smoke, heat and carbon monoxide detector
Fire alarm
Underfloor heating to first and second floors
10 years build warranty

Services

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

Agent Note

Please note that some of the images have been virtually staged and have computer generated images of furniture superimposed onto photographs of the property. The furniture shown is not included in the sale.

Tenure

Freehold

Local Authority

South Bucks District Council

Viewing

Strictly by appointment with Savills



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Approximate Floor Area = 436.0 sq m / 4693 sq ft
(Including Garage)



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