



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

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.

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 bi fold 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 an office and a superb kitchen/breakfast/family room, the hub of the house and perfect for family life. Two sets of bi-fold doors open on to the terrace. A utility room and cloakroom complete the accommodation on this floor. On the first floor the principal bedroom enjoys a dressing room and en suite bathroom. There are three further bedrooms, one with an ensuite shower room and two which share an en suite bathroom. The second floor

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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 Area = 358.1 sq m / 3854 sq ft (Excluding Void)
Garage = 37.3 sq m / 401 sq ft
Total = 395.4 sq m / 4255 sq ft
Including Limited Use Area (13.6 sq m / 146 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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