



## Substantial family residence in a prime location

**Gregories Road, Beaconsfield, Buckinghamshire, HP9 1HT**

Freehold







Reception hall • kitchen/family/dining room • 2 reception rooms • utility room and study • 7 bedrooms (3 en suite) • 2 family bath/shower rooms • electric gates, driveway and garage • large garden and terrace

#### Local information

Beaconsfield station 0.9 miles, M40 (J2) 2.3 miles, Gerrards Cross 5.4 miles, Heathrow (T5) 13 miles, central London (Baker Street) 22 miles. All distances are approximate.

The property is set well back from the road and conveniently located on a quiet tree lined residential road. Perfect for the commuter, Beaconsfield mainline station is within 0.9 miles with trains into London Marylebone and Birmingham, whilst 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, 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 13th Century and local amenities include a wide variety of restaurants, supermarkets and independent retailers. 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.

#### About this property

A beautifully presented and superbly equipped detached family home, offering excellent accommodation over three floors, with seven bedrooms and five bath/shower rooms set in a large attractive and secluded garden.

The front door opens into a generous reception hall with cloaks storage, a cloakroom and an elegant wood and glass staircase. The majority of the ground floor enjoys underfloor heating and engineered oak wood flooring. Lying off the reception hall is the bright and spacious sitting room with views to two sides. An attractive inset wood burner gives a focal point to the room and bespoke handmade cabinetry provides useful storage. Folding doors open from this room into the kitchen/breakfast/family room, a wonderful space which is the hub of the house and perfect for family life. The kitchen itself is bespoke fitted by Simon Taylor Furniture, with classic Shaker cabinetry complemented by stone worktops. Incorporated into the design is an island featuring a breakfast bar with an American Walnut top and a table which provides an ideal informal dining area. Integrated Miele appliances include two





conventional ovens, steam oven, microwave, warming drawer, dishwasher, induction hob with extractor and space for an American style fridge/freezer. Cleverly designed the adjacent utility room is hidden, located behind the kitchen but is a generous space with units, worktops and space for appliances. A door from the utility room gives access to the rear garden. Three sets of bi-fold doors in the family area give lovely garden views and open on to the terrace. A dining room lies across the reception hall, with doors to an outside terrace area. This room is fully wired for surround sound so could easily be used as a family/cinema room. A study to the front, with fitted cabinetry, completes the accommodation on the ground floor.

Stairs from the reception hall lead to the impressive first floor galleried landing together with a Juliette balcony. On this floor are five bedrooms and a family bathroom. The principal bedroom enjoys a dual aspect with a corner balcony overlooking the garden, and a comprehensive range of fitted wardrobes and an ensuite shower room. There are four further bedrooms on this floor, two with en suites (one being a shower room and the other a bathroom with shower over), and all with fitted wardrobes. On the second floor is a family shower room and a bedroom with fitted wardrobes. An adjacent room offers a fantastic flexible space, either as a bedroom or could have a multitude of uses.

#### Outside

Electric gates lead to a gravelled driveway with parking for several

vehicles and a detached garage. The front garden is enclosed with mature trees and a central island in the driveway provides a convenient vehicular turning circle. The garden is mainly laid to lawn, interspersed with mature trees and with seasonal beds and borders. There is a wooded area to the rear and a terrace wraps around the house to the rear and side giving an ideal spot to relax or for outside entertaining. There is a greenhouse, and a shed provides useful outside storage. The garden is bounded with fencing, hedging and mature trees giving a good deal of privacy.

#### Services

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

#### Tenure

Freehold

#### Local Authority

South Bucks District Council

#### Viewing

Strictly by appointment with Savills







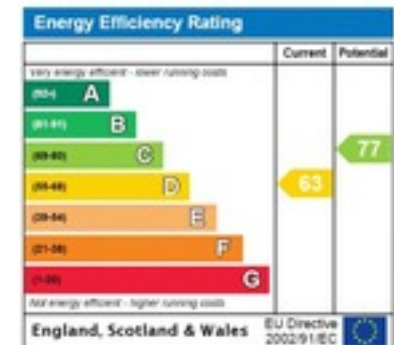




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Approximate Area = 369.5 sq m / 3977 sq ft (Including Eaves)  
 Garage = 36.4 sq m / 392 sq ft  
 Total = 405.9 sq m / 4369 sq ft  
 Including Limited Use Area (35.2 sq m / 379 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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