



Luxury ground floor two bedroom apartment

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

Leasehold



Reception hall • open plan kitchen/dining/sitting room • 2 bedrooms (1 en suite) • family shower room • lift • private patio and communal gardens • allocated and visitor parking • private gated development

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 two bedroom ground floor apartment. Woodchester Park is a boutique collection of just four luxury apartments. Ideally located on a prime residential road and just over a mile to Beaconsfield station. Backing onto open fields these high specification homes offer beautifully designed accommodation.

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
Utility – washer/dryer

Bedrooms

Intelligent lighting with Control4
Bespoke fitted wardrobes

Bathrooms

Villeroy and Boch sanitaryware
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

EPC rating = B

Viewing

Strictly by appointment with Savills

General

Automatic lighting to communal areas
 Automatic lighting to landscaped areas
 Control 4 throughout
 Pre-wire to all rooms for upgrades- ceiling speakers and AV telephone and data points throughout
 Satin chrome sockets throughout
 Independent boilers to all units
 Painted skirting and architraves
 Satin chrome handles and door furniture
 Porcelain floors
 Smoke, heat and carbon monoxide detectors in every unit
 Fire alarm in addition to the above, interlinked between all units
 Stone patio
 Underfloor heating throughout
 10 years build warranty

Communal

Allocated parking
 Visitor parking
 Feature reception lobby areas
 CCTV system
 Entry system to development
 Landscaped gardens overlooking fields
 Passenger lift
 Private gated development

Services

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

Tenure

Leasehold

Local Authority

South Bucks District Council

Approximate Area = 160.0 sq m / 1722 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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Energy Efficiency Rating		Current	Potential
100-105	A		
81-101	B	86	86
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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