



Luxury first floor three bedroom duplex apartment

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

Leasehold



Reception hall • open plan kitchen/dining/sitting room • 3 bedrooms • 3 bath/shower rooms (2 en suite) • balcony and communal gardens • lift • 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 three bedroom first floor duplex 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
Washer/dryer
Quooker tap

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

Tenure
 Leasehold

Local Authority
 South Bucks District Council
 EPC rating = B

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 and luxury carpets
 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

Viewing
 Strictly by appointment with Savills

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

Agents Note
 Photos are of the show home and are for illustrative purposes only.

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



Approximate Area = 198.7 sq m / 2139 sq ft
Including Limited Use Area (23.2 sq m / 250 sq ft)
For identification only. Not to scale.
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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Energy Efficiency Rating		Current	Potential
100-90	A		
81-90	B	86	86
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
100 energy efficient - lower running costs			
100 energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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