



## Period three bedroom house with garden and parking

**Wood View, Forty Green, Beaconsfield, Buckinghamshire, HP9 1XS**

Freehold

**savills**

Reception hall • kitchen/breakfast room • dining room • sitting room • 3 bedrooms • 2 bath/shower rooms • garden and courtyard • off street parking

#### Local information

Beaconsfield 1.1 miles, M40 (J2) 3.2 miles, High Wycombe 6.5 miles, Gerrards Cross 6.5 miles, Heathrow (J5) 18 miles, central London 27 miles.

Wood View occupies a delightful setting opposite woods and with beautiful walks literally on the doorstep. The semi-rural leafy hamlet of Forty Green is surrounded by ancient beech woodlands, grazing pasture and country lanes giving a wonderful feeling of seclusion yet conveniently located for Beaconsfield New Town with its shopping facilities and mainline railway station. Forty Green is home to two local pubs, one of which is The Royal Standard, reputed to be the oldest free house in England with a rich history spanning over 800 years.

Beaconsfield is popular with families and commuters, 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.

Excellent communication links include a mainline station into London Marylebone (fastest train from 23 minutes) and Birmingham, while the close proximity of the M40 and M25 enable access to central London and Heathrow. Sports enthusiasts are also well catered for with

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

#### About this property

A delightful character home with a lovely garden to the front overlooking the woods opposite, and with parking and a pretty courtyard area to the rear. The house is believed to date back to 1920 and offers charming accommodation with further permission to extend (Ref. PL/21/1488/FA). Character features include leaded windows, stripped doors, picture rails and fireplaces.

A covered front door opens into the reception hall with storage and stairs to the first floor. Just off the reception hall is a shower room and utility area, with space and plumbing for appliances. The sitting room enjoys a front aspect with French doors giving access to the garden, while a brick fireplace with a wood





burning stove provides a focal point. Attractive oak wood flooring extends through to the dining area, with plenty of room for a good sized table, overlooking the courtyard to the rear. The kitchen/breakfast room is well equipped with storage and display units with wood worktops and integrated appliances including an electric hob with extractor cover and an oven. There is space for a dishwasher and an American style fridge/freezer. A breakfast bar gives informal seating and a stable door leads to the rear courtyard.

On the first floor the landing benefits from a storage cupboard and leads to a fully tiled family bathroom. The principal bedroom, featuring a cast iron fireplace, lies to the front with two further bedrooms to the rear both with fitted wardrobes.

#### **Outside**

Set back from the road, Wood View enjoys an elevated position with steps to the gated front garden. Areas of lawn flank a central pathway leading to the front door and round to the side giving access to the rear courtyard. The garden enjoys a southerly aspect and is well screened with fencing and mature shrubs and trees, giving a good deal of privacy. On the other side of the house a pathway leads to a covered area, ideal for outside storage. The rear courtyard provides the perfect setting for outside dining and entertaining. A gate leads to the gravelled parking area behind the property, approached over a shared driveway.

#### **Services**

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

**Tenure**  
Freehold

**Local Authority**  
Chiltern District Council

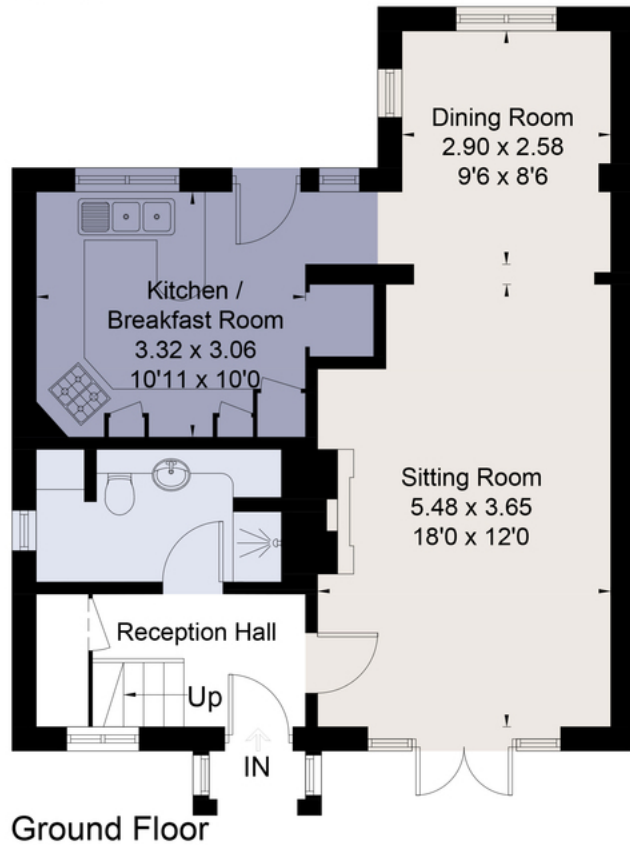
EPC rating = E

**Viewing**  
Strictly by appointment with Savills

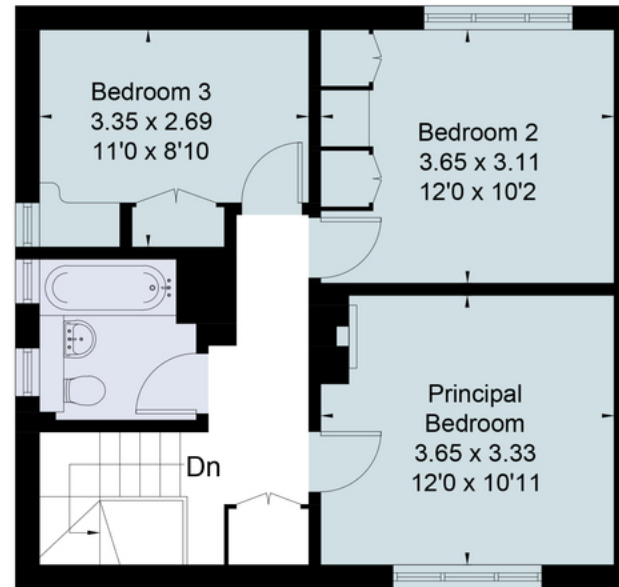
Approximate Area = 100.8 sq m / 1085 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)  
For identification only. Not to scale.  
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= Reduced head height below 1.5m



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		
69-80	C		75
55-68	D		
39-54	E	48	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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