



## 5 bed townhouse on prestigious gated development

**Queen Elizabeth Crescent, Beaconsfield, Buckinghamshire, HP9 1BX**

Freehold



Reception hall • kitchen/dining/family room • sitting room • utility room • 5 bedrooms • 3 bath/shower rooms (2 en suite) • beautiful landscaped rear garden • driveway and garage

#### Local information

Beaconsfield station 1.2 miles (with fast trains to Marylebone), M40 (J2) 1.5 miles, Gerrards Cross 5 miles, Heathrow (T5) 17 miles, central London (Baker Street) 24 miles. All distances are approximate.

The property is ideally positioned in an attractive gated development between Beaconsfield Old and New Towns. Beaconsfield mainline station has trains into London Marylebone and Birmingham, while 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 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 thirteenth century with fine Georgian buildings and local facilities including convenience and independent retail stores together with a variety of restaurants and public houses. 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 (within about 0.3 miles) and

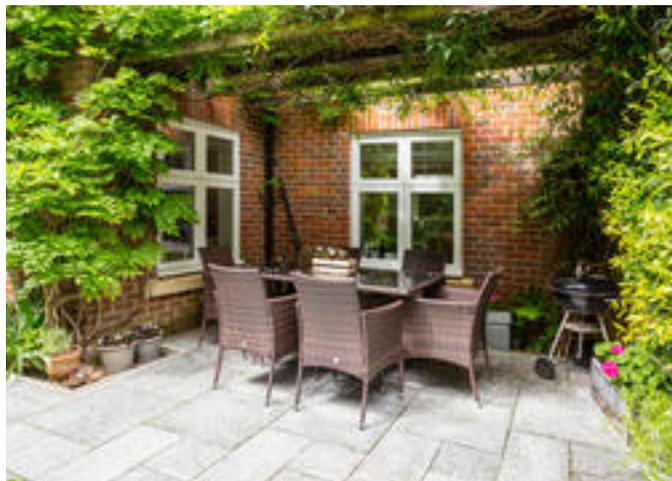
the Royal Grammar School for boys in High Wycombe, are the closest. Local independent schools include Caldicott, The Beacon and Davenies for boys, High March, Pipers Corner and Godstowe for girls, to name a few.

#### About this property

An elegant townhouse, ideally located in this prestigious, gated development constructed in 2011 in the grounds of Butlers Court House. A delightful communal walled garden, expertly landscaped, provides a tranquil space for the residents. The accommodation is arranged over three floors, with five bedrooms, driveway and integral garage with a beautiful rear garden backing on to protected woodland. The property benefits from underfloor heating throughout and solar heating panels.

The front door opens into the reception hall, with plentiful storage, a cloakroom and an oak staircase to the first floor. Overlooking the garden, the kitchen/dining/family room is the hub of the house, ideal for family life, with a dining area and French doors opening on to the garden terrace from the family/seating area. The kitchen is superbly equipped with an excellent range of units complemented by stone worktops. An island unit has breakfast bar seating and further storage. Miele appliances include an induction hob, oven, microwave, wine cooler, coffee machine, dishwasher, fridge and





freezer. Just off the reception hall, the utility room has door access to the garage, together with plenty of storage and both an integrated washing machine and a tumble dryer.

The elegant sitting room on the first floor enjoys a wonderful balcony, overlooking the garden giving an ideal space to relax and enjoy the view. The principal bedroom to the front, also benefitting from a spacious balcony, enjoys views over the delightful walled gardens. There is a fully fitted dressing room and an en suite bathroom with a separate shower cubicle. The remaining four bedrooms are located on the second floor, one with an en suite shower room. The bedroom layout provides flexibility for family living, allowing for use as a study or playroom. A family bathroom completes the accommodation on this floor.

#### **Outside**

A driveway to the front provides parking for two cars leading to a single garage. The rear garden is delightful, backing onto protected woodland giving privacy and screening.

Beautifully landscaped, the south facing garden has an area of lawn and well stocked beds and borders, giving year round interest. The rear of the house is adorned in a fine wisteria, while a terrace provides a perfect spot to relax and a pergola area is ideal for outside dining. The development enjoys lovely communal gardens, a play area and visitor parking spaces.

#### **Services**

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

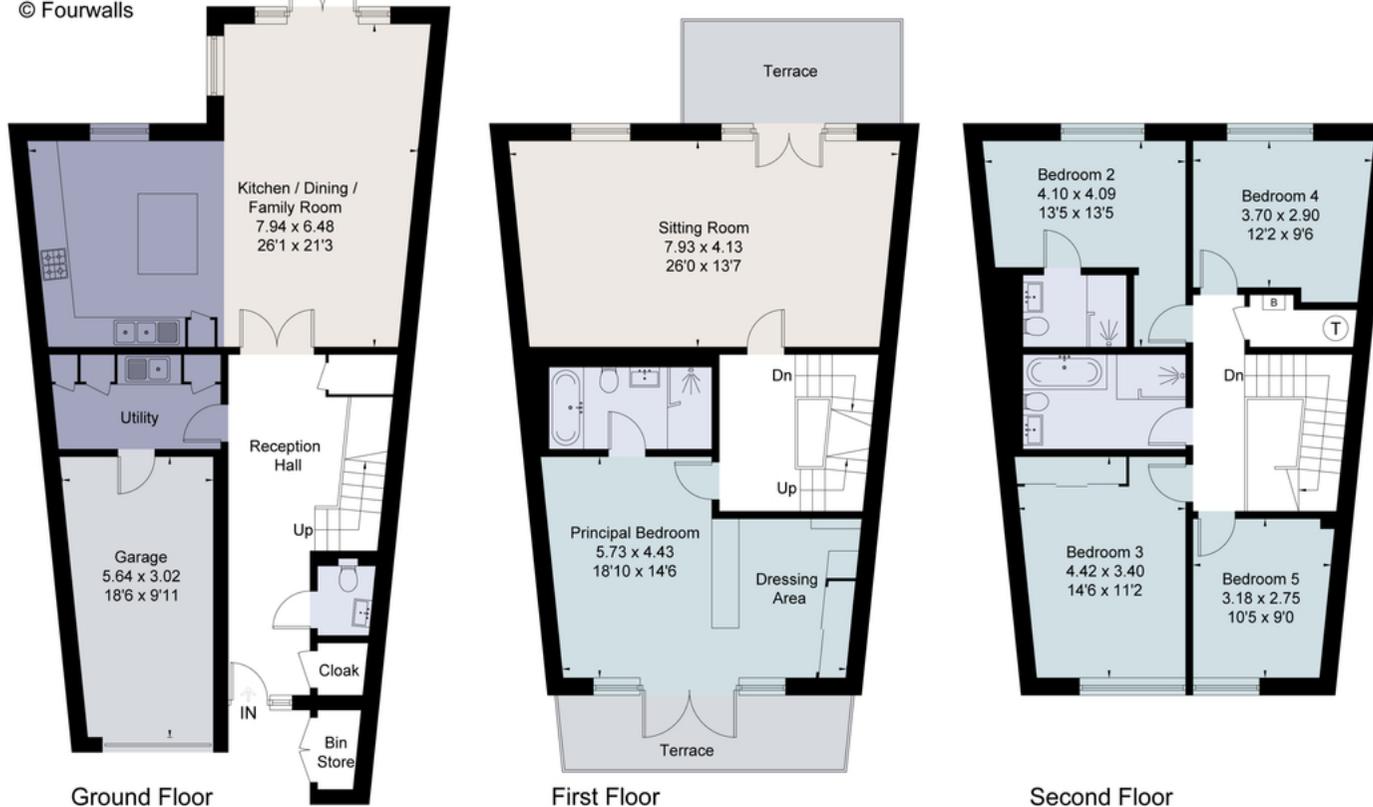
**Tenure**  
Freehold

**Local Authority**  
South Bucks District Council

EPC rating = B

**Viewing**  
Strictly by appointment with Savills

Approximate Area = 218.4 sq m / 2351 sq ft  
Garage = 16 sq m / 172 sq ft  
Bin Store = 1.3 sq m / 14 sq ft  
Total = 235.7 sq m / 2537 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
100-91	A		
90-81	B		84
80-65	C		86
64-48	D		
47-35	E		
35-23	F		
22-10	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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