



Character period cottage with original features

Aylesbury End, Beaconsfield, Buckinghamshire HP9 1LU

Guide £675,000 Freehold



Sitting room • kitchen • 2 bedrooms (2 en suite) • secluded fully enclosed walled garden • 2 allocated parking spaces

Local information

Beaconsfield station 0.9 miles,
Gerrards Cross 4.2 miles,
Amersham station 5.8 miles,
Heathrow (T5) 14.3 miles, central
London 23 miles.

This delightful property is ideally located, set back from the road, in the heart of Beaconsfield Old Town. The picturesque Old Town dates back to the thirteenth century with fine Georgian buildings. 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 New Town offers an excellent range of shops for day to day needs including Marks and Spencer Simply Food, Waitrose and Sainsburys.

Communication links in the area are excellent. There are regular train services to London Marylebone (from 23 minutes) and Birmingham. There are also rail connections to London Paddington from Burnham and Maidenhead, which will also benefit from Crossrail, due for completion in the next few years, giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 is accessible from Beaconsfield (J2) and Loudwater (J3).

Sports enthusiasts are well catered for with local tennis, riding, squash, golf, cricket, rugby and football clubs. There are several National Trust properties in the area including Cliveden,

Hughenden and West Wycombe Park.

Buckinghamshire is renowned for its choice and standard of schooling. Butlers Court Primary School, is within 0.4 miles. The county is one of the last to maintain the traditional grammar school system, of which the Beaconsfield High School for girls (0.4 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.

All times and distances are approximate and correct at the time of writing.

About this property

A charming Grade II listed property, believed to date back to the 1600s, full of character and retaining many period features. The beautiful wooden, stable style front door leads in to the deceptively spacious living/ dining room with its wealth of original features including exposed wooden beams and exposed brick work. The two living spaces are naturally divided by the open wooden staircase which leads up to the first floor and is another feature of the room. The dining area's focal point has to be the stunning inglenook fireplace with log burning stove and log storage which can be viewed from every aspect of the room. The kitchen is very open allowing for a social environment, and features a





fitted kitchen with range cooker, butler sink, integrated dishwasher, washer/dryer, fridge and freezer.

On the first floor there is a small landing providing access to two double bedrooms all with high ceilings, beautiful wooden doors and thumb latches. The main bedroom is to the right hand side, and has built-in wardrobe space and a double aspect. The en suite shower room comprises; close coupled WC, pedestal wash hand basin and a corner bath unit. In addition there are part tiled walls, an extractor fan and wall mounted lighting. The second double bedroom has room for a double bed and a wardrobe, and has storage space above the stairs. This room also features an open plan bathroom which is a step up to get too and has a unique bath adding real charm to the room.

Outside

To the rear of the property is a secluded fully enclosed walled garden which is a natural sun-trap and offers plenty of space for al fresco entertaining. Completely paved and with attractive built-in flower beds, mature shrubs and climbers this delightful area is also low maintenance. At the rear of the garden going through the gate there are two parking spaces that come with the property, an extremely rare benefit within the Old Town of Beaconsfield. The parking spaces at the rear of the property can be accessed via Meadow Cottages which leads in to Old Town Close off Aylesbury End (B474).

Services

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

Agents Note

You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

Tenure

Freehold

Local Authority

South Buckinghamshire Council

Council Tax

Band = F

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





Approximate Area = 84.8 sq m / 913 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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