



## Three bedroom home in the heart of the new town

**Hamlet, Ledborough Lane, Beaconsfield, Buckinghamshire, HP9 2PZ**

Guide £1 million Freehold



Reception hall • sitting room & family room • kitchen/  
breakfast room & conservatory • 3 bedrooms • 3 bath/  
shower rooms • southerly facing rear garden • two  
allocated parking spaces

#### Local information

Beaconsfield station 0.3 miles,  
M40 (J2) 2.5, High Wycombe 6.3  
miles, Heathrow (T5) 15.5 miles,  
central London (Baker Street) 24  
miles.

Beaconsfield New Town offers an  
excellent range of shops  
including Waitrose, Sainsbury's  
and Marks & Spencer food hall.  
The New Town is popular with  
families and commuters, offering  
good schooling, amenities,  
restaurants and bars. 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.

Popular with commuters,  
communication links in the area  
are excellent with trains from  
Beaconsfield mainline station into  
London Marylebone and  
Birmingham, while the M40 (J2)  
gives 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, with local schools  
including Beaconsfield High  
School for girls and the Royal  
Grammar School for boys in High  
Wycombe. Local independent  
preparatory schools include High  
March, Pipers Corner, Godstowe  
for girls and Davenies, Caldicott,  
The Beacon for boys, to name a  
few.

#### About this property

Arranged over three floors, this  
lovely home offers excellent  
versatility and is wonderfully  
located in the heart of  
Beaconsfield New Town within  
about 0.3 miles of the station.  
The property enjoys well  
arranged living accommodation  
and a charming southerly facing  
rear garden.

An entrance porch leads into the  
reception hall which is of a good  
size with a cloaks cupboard,  
spacious understairs cupboard  
and a shower room. A family  
room to the front offers a flexible  
space and would also be ideal as  
a study or dining room.  
Overlooking the garden to the  
rear, the kitchen/breakfast room  
has ample space for a table and  
opens into the conservatory  
giving a lovely sunny seating area  
with French doors opening on to  
the garden. The kitchen is  
equipped with a good range of  
units and are complemented by  
good quality worktops and  
integrated appliances. Just off  
the kitchen is a fully fitted utility  
with space and plumbing for  
appliances.

With views over the garden, the  
sitting room is located on the  
first floor and features a  
decorative fireplace with a gas  
fire. To the front is the principal  
bedroom, benefitting from a  
large walk-in dressing room and  
an en suite bathroom with bath  
and separate shower cubicle.

There are two further bedrooms  
on the top floor together with a  
family bathroom. One of the





bedrooms includes a fitted wardrobe and additional door access to the family bathroom and the remaining bedroom benefits from under eaves storage.

#### **Outside**

A paved shared driveway to the front gives off-street parking with two allocated parking spaces for the property. To the rear a paved courtyard style garden provides a low maintenance space, with attractive pergolas and well stocked raised flower beds. The garden is well enclosed offering a good deal of privacy and the perfect spot for outside dining.

#### **Services**

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

#### **Agents Note**

We have been told that this property has no cladding. 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.

Please note, all distances are approximate.

#### **Tenure**

Freehold

#### **Local Authority**

Buckinghamshire Council

#### **Council Tax**

Band = G

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

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

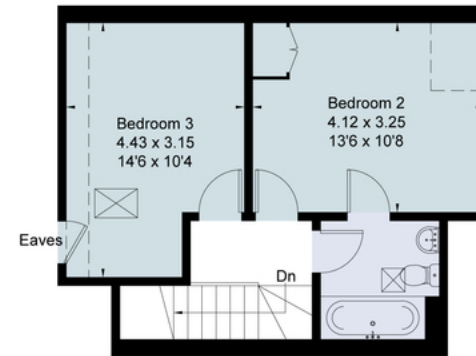




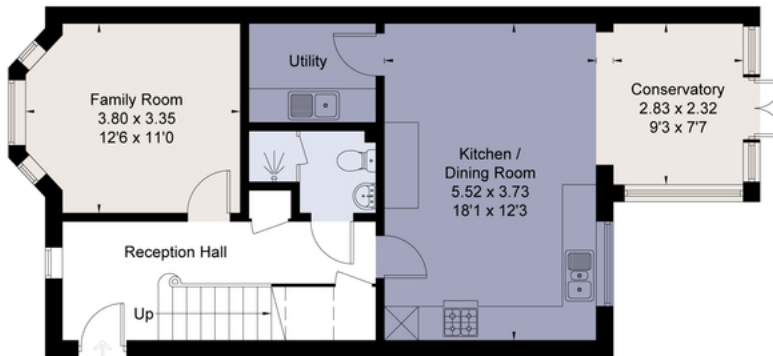
Approximate Area = 154.6 sq m / 1664 sq ft  
 Including Limited Use Area (5.4 sq m / 58 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls



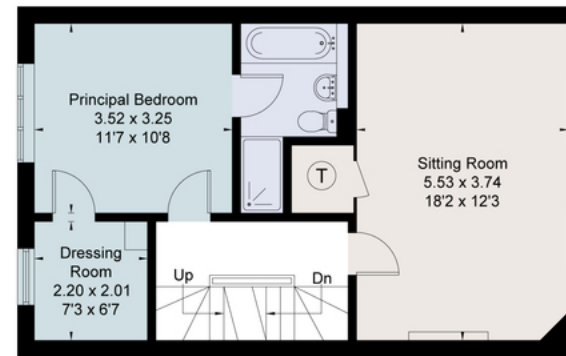
= Reduced head height below 1.5m



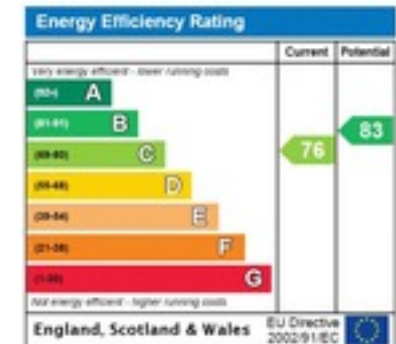
Second Floor



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 311762

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 32021052 Job ID: 164061 User initials: JW

